

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, December 4, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT:

Mayor Volrich
Aldermen Bellamy, Boyce, Ford,
Gerard, Harcourt, Kennedy,
Little, Marzari, Puil and
Rankin

CLERK TO THE COUNCIL:

R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, The Reverend J.A. McArdle of the Church of the Immaculate Conception, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the KAP Program from Kitsilano Secondary School, under the direction of their instructor, David Morgan.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Little,
SECONDED by Ald. Boyce,

THAT the minutes of the Regular Council Meeting of November 27, 1979, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

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DELEGATIONS

1. Regulation of Shopping
Hours - Mall Book Bazaar

Council on November 27, 1979, agreed to hear representation from Mr. Julian Smith, President, Mall Book Bazaar, seeking permission to remain open on January 1st, Good Friday, Thanksgiving Day and Remembrance Day. At the present time stores are not permitted to open on these days.

Mr. S. Steward addressed Council on behalf of Mr. Smith and read from a circulated brief which presented the Mall Book Bazaar's arguments in support of their request.

MOVED by Ald. Little,

THAT Council's resolution of October 17, 1978, be amended to include Thanksgiving Day and January 1st in the days on which book stores, record stores and souvenir stores may remain open.

- LOST

(Aldermen Ford, Gerard, Harcourt, Marzari, Puil
and the Mayor opposed.)

No further action was taken.

2. Vancouver Art Gallery
Provincial Court Complex

Council on November 27, 1979, agreed to hear representation from Mrs. D. McColl opposing the move of the Vancouver Art Gallery to the Provincial Court House.

Mrs. McColl addressed Council and read from a circulated brief in which she urged Council to re-examine the proposal to move the Vancouver Art Gallery into the Court House.

MOVED by Ald. Kennedy,

THAT the representation from Mrs. McColl be received and no further action be taken.

- CARRIED UNANIMOUSLY

3. Delegation Re
Sea Festival '80

As agreed to by the Mayor, Mr. Graham Clarke, Vancouver Sea Festival Committee, addressed Council in respect to the City Manager's Report dated November 30, 1979, on Sea Festival '80.

In this report the Director of Social Planning recommended that Council:

- a) Endorse a nine-day 1980 Sea Festival.
- b) Approve in principle a grant to the Sea Festival Society, an amount not to exceed \$20,000, for music and recreation events, \$10,000 of which will be provided to the Park Board budget for recreation programming and \$10,000 to the Social Planning Department for the development of a music program; source of funding would be the 1980 Civic Festivals Program Budget.

Cont'd . . .

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DELEGATIONS (Cont'd)

Delegation Re
Sea Festival '80 (Cont'd)

- c) Endorse the measures outlined in this report for the 1980 Sea Festival aimed at rectifying problems which occurred during the 1979 Sea Festival, subject to Park Board approval of a site for an entertainment/refreshment complex.
- d) Instruct the City Engineer, the Superintendent of Parks, and the Chief Constable to report back in 1980 regarding specific plans pertaining to parking, traffic control measures, and beach clean-up during Sea Festival activities, including any additional budget funds required.

The City Manager submitted for Council's consideration the choice between:

- A. Approving the continuation of a nine-day event, as proposed by the Society, in which case Council should approve recommendations (a) through (d); or
- B. Deciding on a much reduced Festival, lasting five or three days, in order to reduce the budget and the inconvenience to residents. In this case, Council should request staff and the Society to report back on program and budget for the reduced festival.

Mr. Clarke addressed Council and stated the Committee favours the recommendations of the Director of Social Planning. Mr. Clarke then answered questions from members of Council.

Commissioner Fraser, Vancouver Park Board, stated that the Board has approved a five-day festival for 1980 and has also requested a staff report on the sale of alcoholic beverages on public beaches.

MOVED by Ald. Little,
THAT the sale of alcoholic beverages at the 1980 Sea Festival not be permitted.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Little,
THAT Council approve a nine-day Sea Festival for 1980 subject to there being no festival events on Sundays.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Bellamy,
THAT the recommendations of the Director of Social Planning be approved;

FURTHER THAT representatives of the West End Ratepayers Association be included in the Festival Planning Committee and staff be instructed to consult with representatives of the community when this festival is being planned.

- (carried unanimously)

Cont'd . . .

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DELEGATIONS (Cont'd)

Delegation Re
Sea Festival '80 (Cont'd)

MOVED by Ald. Puil, (in amendment)

THAT Recommendation (a) be amended by deleting the word 'nine' and inserting the word 'five' in lieu thereof.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

The amendment of Alderman Puil having lost, the motion of Alderman Bellamy was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,

THAT the Sea Festival Planning Committee report to Council in early March, 1980, on its plans for the Sea Festival, the report to include costs, plans for dispersal of traffic, scheduling of events, and related aspects.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 75th and Angus Lands - Status of
Official Regional Plan Amendment

Council on November 20, 1979, deferred consideration of a City Manager's Report dated November 19, 1979, on the status of the proposed Official Regional Plan Amendment - 75th and Angus Lands, as there were insufficient members who had been present at the Public Hearing in attendance at this Council meeting. The same situation existed for the Council meeting of November 27, 1979. Therefore this matter was again deferred to today's meeting.

In his report of November 19, 1979, the City Manager submitted for consideration a report of the Director of Planning in which he advised that G.V.R.D. staff were recommending that this application be referred back to the City of Vancouver for reconsideration. In the report the Director of Planning set out various options for Council's consideration.

Subsequent to the City Manager's Report the Board of Directors of the G.V.R.D., on November 28, 1979, approved an amendment to the Official Regional Plan, relative to 75th and Angus Lands, from IND-1 to URB-1.

The City Clerk in a memorandum dated November 20, 1979, advised that in view of the Regional District's approval of the ORP amendment it is no longer necessary for Council to consider the City Manager's Report dated November 19, 1979. Council also noted that the appropriate by-law amending the ORP will be considered on December 12, 1979, at the G.V.R.D. Board meeting. The by-law requires three readings by the G.V.R.D. Board and if approved will be forwarded to Victoria for Ministerial approval. The Director of Legal Services advised that if the G.V.R.D. Board approves the by-law it is not anticipated that the Department of Municipal Affairs will approve it until the last week in January.

MOVED by Ald. Boyce,

THAT Council request the G.V.R.D. to reconsider its decision to approve the amendment to the Official Regional Plan relative to 75th and Angus Lands.

- Lost

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, and the Mayor opposed.)

No further action was taken.

* * * * *

Council recessed at 3:45 p.m. and following an "In Camera" meeting in the Mayor's Office reconvened in the Council Chamber at 4:40 p.m. with all members present.

* * * * *

UNFINISHED BUSINESS (Cont'd)

2. "Show Cause" Re Eviction Notice
City-owned property: 2782 Grandview Highway
Allied Bottle Depot Limited

Council on November 20, 1979 resolved that Mr. R. Admiral, lessee of City-owned property at 2782 Grandview Highway which he operates as Allied Bottle Depot Limited, be requested to appear before Council to show cause why his business license should not be withheld due to his continued violation of City By-laws.

In a memorandum dated November 30, 1979, the City Clerk advised that Mr. Admiral had submitted a letter dated November 30, 1979 declaring his intention to vacate the premises and the City area. Therefore, it would appear that a show cause hearing is not required at this time.

MOVED by Ald. Harcourt,

THAT the memorandum from the City Clerk be received and no further action be taken on the show cause hearing with respect to Mr. Admiral's lease of City-owned property. However, should Mr. Admiral apply for a City business license in the future, the Director of Permits and Licenses submit his request to Council for consideration.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Royal Canadian Mounted Police
Veterans' Association - Grant Request

Council noted a letter dated November 9, 1979 from the Royal Canadian Mounted Police Veterans' Association requesting a grant of \$2,000 to assist in financing the Annual General Meeting of the Dominion organization to be held in Vancouver commencing May 16, 1980.

MOVED by Ald. Harcourt,

THAT the letter from the Royal Canadian Mounted Police Veterans' Association be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Canadian Forces
Battle of Britain Ceremonies

Council noted letters from the Canadian Air Command Headquarters and the Royal Canadian Air Force Association dated November 15, 1979 and September 22, 1979 respectively. The letters requested Council approval for an annual fly past of military aircraft at Battle of Britain anniversary ceremonies held in Stanley Park in October of each year.

MOVED by Ald. Little,

THAT consideration of this request be deferred pending input from the Park Board.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)3. 'Permanent' and 'Temporary'
Public Parks

The Park Board, in a letter dated November 23, 1979, referred to a Charter Amendment approved by the Province on June 20, 1978, designating 'permanent' and 'temporary' public parks and defining the Board's jurisdiction and control of these areas. Enclosed was a Table of Public Park Designations which the Board requested Council to approve. The Board also requested a meeting with Council on this matter.

A footnote from the City Clerk advised that the City Manager has requested a staff report on this matter for submission to Council early in the new year.

MOVED by Ald. Harcourt,

THAT Council receive the letter dated November 23, 1979 from the Park Board and defer consideration pending receipt of the City Manager's report.

- CARRIED UNANIMOUSLY

4. G.V.R.D. City of Vancouver
Appointees

The Mayor, in a memorandum dated November 30, 1979, recommended that the present Directors of the G.V.R.D. be re-appointed for 1980, namely:

<u>Directors</u>	<u>Alternates</u>
Mayor Volrich	Alderman Puil
Alderman Kennedy	Alderman Little
Alderman Gerard	Alderman Boyce
Alderman Bellamy	Alderman Marzari
Alderman Rankin	Alderman Harcourt

MOVED by Ald. Harcourt,

THAT the recommendation of the Mayor, as contained in his memorandum dated November 30, 1979, be approved.

- CARRIED UNANIMOUSLY

5. Proposed Changes to
Vancouver Charter

Mr. B. Yorke, President of C.O.P.E., in a letter dated November 28, 1979, requested an opportunity to address Council later this day when Alderman Rankin's Motion on proposed changes to the Vancouver City Charter with particular reference to Section 73A is before it.

MOVED by Ald. Harcourt,

THAT Mr. Yorke's delegation request be approved and he be heard later this day when the relevant motion is before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)**6. Development Permit Applications -
Area 6, Phase 2 False Creek**

Council noted a letter from the Community Arts Council of Vancouver dated November 30, 1979, requesting an opportunity to appear before Council when there are specific Development Permit Applications in Area 6, Phase 2 - False Creek before it.

MOVED by Ald. Kennedy,
THAT the delegation request be approved.

FURTHER THAT the Community Arts Council be advised to appear before the Development Permit Board on December 10, 1979 when applications relevant to False Creek will be considered, following which the Director of Planning report to Council on this matter.

- CARRIED UNANIMOUSLY

7. TRANSPO '86

The Mayor, in a memorandum dated December 4, 1979, reported on the outcome of his and Alderman Puil's recent meeting in Paris with the Bureau of International Expositions. The Mayor concluded with the following recommendations:

1. THAT the City approve in principle the hosting of this proposed Exposition on the terms and understandings set out in this report;
2. THAT the City Engineer and other city staff be authorized to extend their full support and involvement in the discussions and plans for the Exposition in co-operation with the Provincial and Federal levels of government and their consultants and representatives;
3. THAT the City Engineer report to the Transportation Committee on his recommendations as to what may constitute an appropriate and lasting innovative transportation project for submission to the Transpo Corporation when it has been established;
4. THAT the City Engineer be authorized to arrange a visit to various European and other centers where innovative transit systems are now in effect or under consideration so that we can be assured of the most current experience and information in connection with the planning of a special transportation project for Vancouver.

MOVED by Ald. Puil,
THAT the above recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTSA. MANAGER'S GENERAL REPORT
NOVEMBER 30, 1979Works & Utility Matters
(November 30, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Closure of Streets and Lanes in Champlain Heights, District Lots 330 and 331 - between 65th Avenue and Kent Avenue from Kerr Street to Boundary Road
- Cl. 2: Tender No. 12-79-1 - Uniforms and Raincoats - Policemen and Firemen
- Cl. 3: Minimum Charge Provisions for Service Pipes Shut-off
- Cl. 4: Presentation of Brief on Point Source Control to Pollution Control Board

Clauses 1-4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1,2,3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 30, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Grandview-Woodland N.I.P. - Laura Secord Field Improvements
- Cl. 2: Grandview-Woodland N.I.P. Appropriation: MacDonald School Storage Area
- Cl. 3: 1180 West 15th Avenue - D.P.A. No. 80846 (Bohemia Homes Ltd.)

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(November 30, 1979) (cont'd)

1180 West 15th Avenue
D.P.A. No. 80846
(Bohemia Homes Ltd.)
(Clause 3)

MOVED by Ald. Little,

THAT this clause be received and the Director of Permits & Licenses advise Council whether or not he has received any complaints about these premises.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(November 30, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Claim Number 19040 -
Joseph & Marina Ovsenek
Cl. 2: Retail Stores Selling Sex-
oriented Products

Claim Number 19040 -
Joseph & Marina Ovsenek
(Clause 1)

MOVED by Ald. Puil,

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Retail Stores Selling Sex-
oriented Products
(Clause 2)

When considering this clause, Council noted a request from the operator of Super Love Products Ltd. for deferral of this matter to permit him an opportunity to address Council at its next meeting.

Mr. Cave, lawyer for Ultra Love Products Ltd., advised that he wished to address Council this day as he will be in court next week.

MOVED by Ald. Harcourt,

THAT consideration of this matter be deferred for one week at which time representations be heard from the involved parties.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary By-law.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)Fire & Traffic Matters
(November 30, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sea Festival '80
Cl. 2: Block 34 Parking Garage,
535 Richards Street

Sea Festival '80
(Clause 1)

For Council Action see pages 2-4.

Block 34 Parking Garage,
535 Richards Street
(Clause 2)

MOVED by Ald. Little,

THAT Council not approve the inclusion of public washrooms in the Richards Street garage.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Marzari,

THAT recommendation 'C' of the City Manager, as contained in this clause, dealing with the provision of roof top treatment, be referred back to the Development Permit Board with a request that it reconsider its approval of same.

- CARRIED

(Ald. Harcourt, Kennedy, Little, Rankin and the Mayor opposed)

MOVED by Ald. Little,

THAT recommendation 'D' of the City Manager, as contained in this clause, dealing with the provision of retail space at street level, be referred back to the Development Permit Board with a request that it reconsider its approval of same.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil,

THAT Council approve the inclusion of public washrooms in the Richards Street garage, the source of funds to be reported on at the time of tender award. The annual operating cost to be budgeted annually in the revenue budget.

FURTHER THAT recommendations B, D, E, F and G, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)Finance Matters
(November 30, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Appointment to Technical Planning Committee of the Greater Vancouver Regional District for the Year 1980
- Cl. 2: 1979 Borrowing Program
- Cl. 3: City Hall Renovations - Engineering Department
- Cl. 4: Amendments to By-law No. 4162 - a By-law relating to the Operation and Maintenance of the Cemetery

Appointment to Technical Planning Committee of the Greater Vancouver Regional District for the Year 1980

(Clause 1)

MOVED by Ald. Kennedy,

THAT the appointment of Mr. T. Droettboom, Associate Director for Overall Planning, to the G.V.R.D. Technical Planning Committee for the year 1980 be approved.

FURTHER THAT in future years the City's representation on this Committee be rotated.

- CARRIED UNANIMOUSLY

Clauses 2-4 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 30, 1979)Engaging Staff on a Contract Basis
(Clause 1)

MOVED by Ald. Puil,

THAT the recommendations of the City Manager be approved after amending recommendation 'A' to read as follows:

'The City Manager be authorized to approve the use of *full time contract staff within the establishment of excluded and senior staff positions.'

- CARRIED UNANIMOUSLY

* underlining denotes amendment

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CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(November 30, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Establishing a Portion of City-owned Lands for Street Purposes
- Cl. 2: Renewal of Lease - S/S Fifth and N/S Sixth Avenues East of Fir Street
- Cl. 3: Sale of City-owned Property - N/S 3500 Block East 47th Avenue
- Cl. 4: Offers to Lease (Prepaid) - Locarno/Jericho Block 129

Clauses 1-3 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Offers to Lease (Prepaid) -
Locarno/Jericho Block 129
(Clause 4)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager as contained in this clause, be approved.

- CARRIED

(Ald. Boyce, Little, Puil and Rankin opposed)

In response to a question from the Council, the Mayor advised that it is intended to have a meeting with the Park Board in January 1980 when the matter of the redevelopment of Jericho lands will be discussed.

B. MANAGER'S REPORT
(November 30, 1979)

Orpheum Lobby Expansion

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed.)

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CITY MANAGER'S REPORTS (Cont'd)

C. MANAGER'S REPORT
(November 27, 1979)

Advance Approval of 1980 Sewers
Basic Capital Budget Funds for
Final Phase of Sewer Separation
in the Broadway/Granville/Burrard/
16th Avenue Area

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(November 28, 1979)

False Creek Community Facility -
Granville Island

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

E. MANAGER'S REPORT
(November 29, 1979)

False Creek - Area 10B -
Development Group and Consultants'
Budget

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS

I. Report of the Standing Committee
on Planning and Development
(November 22, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: 7th Avenue Streetscape Improvement
Project - Fairview Slopes Progress
Report
Cl. 2: Kiwassa Land Use and Zoning
Cl. 3: Sites C and D - Strathcona

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee
on Community Services
(November 22, 1979)

The Council considered this report which contains two clauses identified as follows:

C1. 1: Status of Family Courts Project
C1. 2: Immigrant Services Centre Funding

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

III. Part Report of the Standing
Committee on Transportation
(November 22, 1979)

Pedestrian Crossing Conditions
on Hastings Street at Kamloops
Street
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in
this report, be approved.

- CARRIED

(Aldermen Bellamy, Ford, Harcourt and Little opposed.)

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

IV. Report of the Standing Committee
on Finance and Administration
(November 22, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Capital Grant Request - Y.W.C.A.
Cl. 2: Vancouver Playhouse Theatre Centre -
Grant in Lieu of Rent
Cl. 3: Quarterly Review of Operating Budget
Revenues and Expenditures as at
September 30, 1979
Cl. 4: Additional Cultural Grant Request -
Festival Concert Society - \$500.00

Capital Grant Request -
Y.W.C.A.
(Clause 1)

MOVED by Ald. Puil,

THAT the recommendation of the Committee, as contained in this clause, be amended and approved as follows:

"THAT the grant request from the Y.W.C.A. for \$400,000 be considered a top priority item for 1980 and the Y.W.C.A. submit a further report as discussed."

- CARRIED UNANIMOUSLY

*underlining denotes amendment

Vancouver Playhouse Theatre Centre-
Grant in Lieu of Rent
(Clause 2)

MOVED by Ald. Puil,

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee
on Finance and Administration
(November 22, 1979) (Cont'd.)

Quarterly Review of Operating
Budget Revenues and Expenditures
as at September 30, 1979
(Clause 3)

MOVED by Ald. Puil,

THAT recommendations A and B of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Following some discussion, it was

MOVED by Ald. Puil,

THAT recommendation C of the Committee, as contained in this clause, be amended and approved as follows:

"THAT \$1,000,000 be appropriated from the Current Surplus
on Operating Account and allocated to the Reserve for the
Trade/Convention Centre."

- CARRIED

(Aldermen Marzari and Rankin opposed.)

* Underlining denotes amendment

Following further discussion, it was

MOVED by Ald. Puil,

THAT recommendations D, E and F of the Committee, as contained in this clause, be amended and approved as follows:

- "D. THAT \$2,392,523 of the Current Operating Surplus be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of the City of Vancouver Sewer and Water debentures, to avoid external financing;
- E. THAT \$500,000 being the balance of the Current Operating Surplus be appropriated and allocated to the U.S. Premium Liability Reserve;
- F. THAT \$1,705,732 resulting from a cash balance in the Langara Golf Course Purchase Account be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of City of Vancouver Sewer and Water debentures, to avoid external financing."

- CARRIED UNANIMOUSLY

* Underlining denotes amendment

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee
on Finance and Administration
(November 22, 1979) (Cont'd.)

Additional Cultural Grant Request -
Festival Concert Society - \$500
(Clause 4)

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

V. Report of the Governmental
Review Commission
(November 1979)

When considering this report, Council noted a memorandum from the Mayor dated December 4, 1979 setting forth the following recommendations:

- "1. THAT the report be received.
2. THAT adequate opportunity be given the public to consider the report, with copies being made available through the City Clerk's Office and public libraries.
2. THAT a public meeting be held early in the new year to hear delegations."

Council also noted requests from Mr. Bruce Yorke, President of the Committee of Progressive Electors and Mr. Donald Gutstein, Chairman of the Area Representation Electors Alliance to appear as delegations.

In examining this matter, it was

MOVED by Ald. Kennedy,

THAT Civic officials be instructed to investigate the costs involved in the implementation of a system as described by the recommendations contained in the report of the Governmental Review Commission and report back to Council.

- LOST

(Aldermen Ford, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

Following further discussion, it was

MOVED by Ald. Ford,

THAT Council endorse the recommendations of the Governmental Review Commission as they affect this Council and that the Director of Legal Services be instructed to prepare the necessary Charter amendments.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed.)

Following further lengthy discussions, it was

MOVED by Ald. Little,

THAT the recommendations proposed by the Mayor in his memo of December 4, 1979, and noted above, be approved.

- CARRIED

(Alderman Harcourt opposed.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF SERIAL DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$7,500,000 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "A"

MOVED by Ald. Puil,
SECONDED by Ald. Little,
 THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
 THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO CONTRACT A DEBT BY
THE ISSUE AND SALE OF DEBENTURES
IN THE AGGREGATE PRINCIPAL AMOUNT
OF \$2,500,000 IN LAWFUL MONEY
OF CANADA FOR THE OBJECTS SET OUT
IN SCHEDULE "B"

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW
NO. 4054, BEING THE STREET
NAME BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO AMEND BY-LAW
NO. 4837, BEING THE
HERITAGE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Street Purposes
 (West 7 feet of Lot 4 of Lots 14 to 17, Block 8, D.L. 325, Plan 2203)

MOVED by Ald. Little,
 SECONDED by Ald. Harcourt,

THAT WHEREAS the City of Vancouver is the registered owner of the west 7 feet of Lot 4 of Lots 14 to 17, Block 8, D.L. 325, Plan 2203;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands for street purposes;

THEREFORE BE IT RESOLVED that the west 7 feet of Lot 4 of Lots 14 to 17, Block 8, D.L. 325, Plan 2203 be and the same is hereby established for street purposes and declared to form and constitute portion of street.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to Owner and Consolidation
 (Lane South of 5th Avenue, West of Commercial Drive)

MOVED by Ald. Little,
 SECONDED by Ald. Harcourt,
 THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The existence of a north-south lane west of Commercial Drive between 5th and 6th Avenues eliminates the need for the portion of the 5-foot wide lane lying between Lot "D" except the East 7 feet now road of Lots 84 and 85 (Plan 3543) and Re-Amended Lot 87 (Explanatory Plan 5381) all in Block 145, District Lot 264A, Plans 222 and 1771;
3. The owners of said Lot "D" and Re-Amended Lot 87 have made application to acquire the adjacent portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 222, lying between the production northerly of the easterly and westerly limits of Re-Amended Lot 87 (Explanatory Plan 5381), Block 145, District Lot 264A, Plans 222 and 1771, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated July 24, 1979, and marginally numbered LF9199, a print of which is attached hereto, be closed, stopped up; and

BE IT FURTHER RESOLVED THAT the north half and south half of the lane so closed be conveyed to the owners of the said Lot "D" and Re-Amended Lot 87 respectively and consolidated with the said lots.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

C. Allocation of Land for
Lane Purposes
(South 2 feet of Lot 21,
Block 5, District Lot 636,
Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 21
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for
Lane Purposes
(North 10 feet of Lot 13,
Block 315, District Lot 526,
Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 13,
Block 315,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

1. Re-routing of Transportation of Dangerous Chemicals

Alderman Kennedy requested the following motion be substituted for that motion accepted as notice at the last meeting of Council and Council agreed.

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,

THAT WHEREAS the chemical spills and fires at Mississauga were warnings to all Canadians that new measures are now required to protect urban areas;

AND WHEREAS the Central Waterfront of Vancouver was recently rezoned "urban" under the Official Regional Plan, and has been identified as a most vulnerable area in respect of this type of hazard;

AND WHEREAS a Convention Centre has been proposed within the subject area, bringing people and traffic to attend it;

AND WHEREAS alternative routing exists, leading to other potential ship-shore locations such as Tilbury Island, Port Mann, Roberts Bank, etc.;

AND WHEREAS the Canadian Transport Commission is now considering the matter of rail operating conditions on the Central Waterfront;

THEREFORE BE IT RESOLVED THAT the Canadian Transport Commission be requested to order the Canadian Pacific Railway to carry out an immediate and thorough study of alternatives for relocation of this facility, with participation by the City of Vancouver and other interested parties.

- CARRIED UNANIMOUSLY

2. Amendment of Section 73A
of the Vancouver Charter

At the last Council Meeting, Alderman Rankin submitted a Notice of Motion which was recognized by the Chair, seconded by Alderman Harcourt this day.

The effect of the Motion relates to the swearing in or affirming of qualified electors on Polling Day. The motion points out the difference between the Vancouver Charter and the Municipal Act in this particular.

When considering this matter, Council noted a memorandum from the City Clerk setting out certain advantages and disadvantages flowing from the motion and including extracts from the Vancouver Charter and the Municipal Act.

Earlier this day Council approved a delegation request from Mr. Bruce Yorke, President of the Committee of Progressive Electors. When speaking to this matter, Mr. Yorke expressed strong support for Alderman Rankin's motion and explained that the present system as required by the Vancouver Charter may tend to disenfranchise otherwise qualified electors.

Following considerable debate, Council members noted the lateness of the hour and it was then

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT the debate on this matter be adjourned and referred to the next meeting of Council.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy

enquired as to the status of the report on a sound system for the Council Chamber.

Sound System for Council Chamber

The Mayor requested the City Manager to advise Council.

Alderman Boyce

requested a report on the implementation of introducing a similar By-law on a City-wide basis.

Animal Manure, Dung, Refuse and Waste By-law

The City Manager advised that he will report.

Alderman Ford

requested that the Director of Planning report on the steps necessary to amend the Zoning and Development By-law to ensure the protection of views in residential areas.

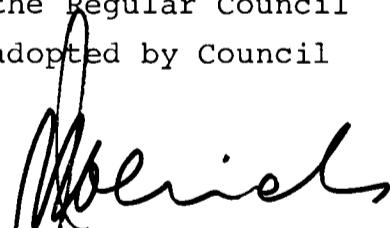
Protection of Views in Residential Areas

The Mayor so directed.

The Council adjourned at approximately 6.40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of December 4, 1979, adopted by Council on December 11, 1979.



MAYOR



CITY CLERK

CITY OF VANCOUVERSPECIAL COUNCIL - DECEMBER 4, 1979PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 4, 1979, at approximately 7.30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Alderman Ford (Deputy Mayor)
 Aldermen Bellamy, Boyce,
 Gerard, Harcourt, Little,
 Marzari, Puil and Rankin

ABSENT:

Mayor Volrich
 Alderman Kennedy

CLERK TO THE COUNCIL:

R. Cinnamon

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
 SECONDED by Ald. Boyce,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Zoning Amendment - Southwest Corner of Kingsway and Nanaimo Street

An application was received from Mr. G. Pastres as follows:

LOCATION: SOUTHWEST CORNER OF KINGSWAY AND NANAIMO STREET
 Lots "A" and "B", Blocks 4 to 8 of Block 7,
 D.L. 393, Plan 16622

Present Zone: CD-1 Comprehensive Development District (CD-1 By-law No. 4861)

Requested Zone: Amendment to CD-1 By-law No. 4861

(a) The proposed amendment would include "restaurant, catering to the day-to-day needs of the local neighbourhood" as a permitted use.

The Director of Planning recommends approval of the application.

Mr. Scobie of the Planning Department described the impact of the proposed amendment and expressed further the approval of the Director of Planning.

Mr. A. Murgui, on behalf of the applicant urged Council to give approval to the amendment.

Cont'd.

Special Council (Public Hearing), December 4, 1979. 2

Zoning Amendment - Southwest Corner of Kingsway and Nanaimo Street (Cont'd.)

Following discussion, it was

MOVED by Ald. Puil,

THAT the application of G. Pastres to rezone the southwest corner of Kingsway and Nanaimo Street, Lots "A" and "B", Blocks 4 to 8 of Block 7, D.L. 393, Plan 16622 from CD-1 Comprehensive Development District (CD-1 By-law No. 4861) to Amendment to CD-1 By-law No. 4861 be approved.

- CARRIED UNANIMOUSLY

2. Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets

A rezoning application has been received from Hale Architects Limited on behalf of Qualico Developments Limited as follows:

LOCATION: SOUTH SIDE OF KINGSWAY BETWEEN BATTISON AND LINCOLN STREETS

Lots 1 and 2 of Block 12, D.L. 49, Plan 5366, and Lot 22, North Portion of Block 11, D.L. 36 and 49, Plan 954

Present Zone: RS-1 One-Family Dwelling District
RT-2 Two-Family Dwelling District
C-2 Commercial District

Requested Zone: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law will restrict the use of this site as follows:

Uses: - townhouses and apartments (with a maximum of 70 townhouse units and a maximum of 50 apartment units);
- retail store, business or undertaking;
- restaurant;
- offices, including doctors and/or dentists;
- recreational facilities;
- customarily ancillary uses including off-street parking and loading;

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: Not to exceed 1.10 (with a maximum of 0.40 for the commercial/office/recreational component and a maximum of 0.70 for the townhouse and apartment uses).

The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.219 m (4 feet) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets (Cont'd.)

The following shall be excluded in the computation of floor space ratio:

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar to a maximum total area of 8 per cent of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (d) child day care facilities to a maximum floor area of 10 per cent of the permitted floor area, provided the Director of Planning on the advice of the Director of Social Planning is satisfied that there is a need for a day care facility in the immediate neighbourhood.

Height: Commercial/apartment component: Not to exceed 12.192 m (40 feet) as measured from the average approved elevation of the finished grade of the site along Kingsway.

Townhouse component: Not to exceed 10.668 m (35 feet) as measured from the average approved elevation of the finished grade of the site along the front of the building.

All finished grades are to be approved by the Director of Planning upon advice of the City Engineer.

Off-Street Parking: Off-street parking is to be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that apartment units shall be assessed at one space per dwelling unit and townhouses assessed at one and one-half spaces per dwelling unit.

And subject to the following conditions:

- (i) That the site (Lots 1 and 2 of Block 12, D.L. 49, Plan 5366, and Lot 22, N. Portion of Block 11, D.L. 36 and 49, Plan 954) be first consolidated into one parcel and so registered in the Land Title Office.
- (ii) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having particular regard to the overall design including:
 - the relationship between the northerly townhouse units and adjacent apartments;
 - the relationship to adjacent developments with regard to finished grades and peripheral site treatment;
 - internal vehicular circulation for service and emergency vehicles;
 - the location, design and security of access to underground parking spaces;

Cont'd.

Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets (Cont'd.)

- noise abatement for residential units adjacent to Kingsway;
- the design of the public walkway including its relationship to adjacent dwelling units and accommodation of wheelchairs, bicycles, etc.;
- the provision of suitable outdoor lighting;
- the provision and location of garbage collection facilities;
- the provision and maintenance of landscaping;
- the provision of a comprehensive sign plan.

(iii) The development is not to be materially different from the plans stamped 'Received, City Planning Department, June 6, 1979', prepared by Hale Architects.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Following an explanation of the application by Mr. Scobie of the Planning Department, the Deputy Mayor called for delegations for or against the application and Council was addressed by the following:

- Mr. T. Morton of Hale Architects Ltd., on behalf of the applicant explained to Council architectural considerations in the proposed development and expressed the opinion that this development would provide a degree of relative conformity with the neighbourhood. Mr. Morton was assisted in his presentation through the use of an architectural model.

- Mr. J. Nichol, an area resident, expressed concern that the development would not be compatible with the existing neighbourhood. He urged Council to refuse the application.

At this point in the proceedings, Alderman Kennedy arrived.

- Mr. N. Davidowicz, representing the Killarney Champlain Citizens for Action Association, spoke in opposition to the application. Mr. Davidowicz stated that the association which he represents was not happy with the proposed floor space ratio, parking access, and the lack of public representation at the previously held public information meeting.

- Ms. J. Judd, a resident of Mountainview Trailer Court, expressed opposition to the application in view of the fact that the Trailer Court residents enjoyed reasonably priced housing and would be displaced by the development.

Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets (Cont'd.)

- Mr. L. Steigenberger, an area resident presented a petition from 44 of the area residents expressing their concerns over the proposed development. Included in these concerns were

- loss of view
- loss of parking
- additional noise
- sudden influx of children, uncharacteristic to the neighbourhood.

The petition remains on file in the City Clerk's Office.

Mr. Steigenberger qualified his remarks by suggesting that residents were not opposed to the development but rather were concerned that insufficient consideration had been given to the integration of this project with the existing nature of the neighbourhood.

- Mr. A. Renshaw objected to the approval of the application on the assumption that there would be an influx of children to the area which in turn could not be accommodated by the existing schools in the area.

- Mr. V. Prasad briefly expressed his opposition as an area resident to the proposed development.

- Mr. T. Hale of the architectural firm presenting this application addressed Council and attempted to allay the fears and concerns of the area residents. With the aid of photographs Mr. Hale demonstrated that the scenic views would not in fact be materially affected by the development.

Following some discussion, it was

MOVED by Ald. Rankin,

THAT the application by Hale Architects Limited on behalf of Qualico Developments Limited to resone the South side of Kingsway between Battison and Lincoln be not approved.

- (not put)

Mr. Gary Laframboise, on behalf of Qualico Developments Ltd. responded to Council's questions regarding price, parking accessibility and the nature of the commercial/residential development.

Following further discussion, it was

MOVED by Ald. Little,

THAT further consideration of this application be adjourned pending the submission of a revised proposal by the applicant and taking into account the concerns expressed this day and following consultation between the developer and the Director of Planning.

- CARRIED

(Aldermen Bellamy, Marzari and Rankin opposed.)

Special Council (Public Hearing), December 4, 1979. 6

3. Proposed Rezoning - Northeast Corner of 15th Avenue and Oak Street

An application has been received from the Director of Planning as follows:

LOCATION: Northeast Corner of West 15th Avenue and Oak Street, Lots 19 and 20, Block 456, D.L. 526, Plan 2118

Present Zone: C-2 Commercial District

Requested Zone: RM-3 Multiple Dwelling District

The Deputy Mayor asked for representations from the public.

- Ms. M. Chang addressed Council and urged approval of the rezoning.

MOVED by Ald. Bellamy,

THAT the application of the Director of Planning to rezone the northeast corner of West 15th Avenue and Oak Street, Lots 19 and 20, Block 456, D.L. 526, Plan 2118 from C-2 Commercial District to RM-3 Multiple Dwelling District, be approved.

- CARRIED UNANIMOUSLY

4. Text Amendment - Zoning Discretion for Heritage Structures

The Director of Planning applied as follows:

TEXT AMENDMENT: Zoning Discretion for Heritage Structures

Amendments to Section 3.2 (Relaxation) of Zoning and Development By-law No. 3575 would permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions of the By-law to facilitate the restoration and retention of Designated Municipal Heritage Structures and other buildings having heritage merit.

MOVED by Ald. Rankin,

THAT the application of the Director of Planning to amend Section 3.2 (Relaxation) of Zoning and Development By-law No. 3575 to permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions of the By-law to facilitate the restoration and retention of Designated Municipal Heritage Structures and other buildings having heritage merit, be approved.

- CARRIED UNANIMOUSLY

Special Council (Public Hearing), December 4, 1979. 7

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

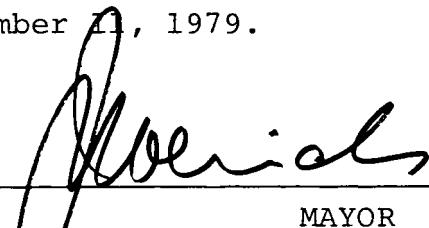
THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and submit
to Council the necessary By-law amendments.

- CARRIED UNANIMOUSLY

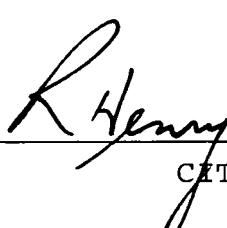
The Special Council adjourned at approximately 9.50 p.m.

* * * * *

The foregoing are Minutes of the Special Council
Meeting (Public Hearing) of December 4, 1979,
adopted by Council on December 11, 1979.



MAYOR



CITY CLERK

MANAGER'S REPORT, NOVEMBER 30, 1979 (WORKS: A-1 - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Closure of Streets and Lanes in Champlain Heights, District Lots 330 and 331 - between 65th Avenue and Kent Avenue from Kerr Street to Boundary Road

The City Engineer reports as follows:

"The continuing redevelopment in Champlain Heights Areas 'E' and 'F' requires the closure of various streets and lanes between 65th and North Kent Avenues, Kerr Street and Boundary Road. The City is the owner of all the lands in the redevelopment area with the exception of 4 parcels of land south of Marine Drive. The streets and lanes at the front and rear of these privately owned parcels are not to be closed until the City acquires title to these parcels.

I recommend that all the streets and lanes outlined red, green, blue, yellow, * brown, orange and purple on plan marginally numbered L366 be closed, stopped up and title taken thereto, and that part of the East $\frac{1}{2}$ of Lot 4 included in Reference Plan 6570, Block 'A' of Block 10, District Lots 330 and 331, Plan 3091, now road, be closed and stopped up, and the said closed streets and lanes be subdivided with the adjacent City-owned lands.

I further recommend that the subdivision plan be signed on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

*Plan on file in the City Clerk's Office.

2. Tender No. 12-79-1 - Uniforms and Raincoats - Policemen and Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"The above tender was opened on December 11, 1978 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

When tenders were called three bids were received - Gordon Campbell Ltd., Rankin Uniforms Ltd., and Sainthill-Levine Uniforms. The bid from Sainthill-Levine Uniforms Ltd. was incomplete in that they did not offer any Firemen's raincoats.

On January 9, 1979, Council approved the City Manager's recommendation and awarded the contract to the overall low bidder, Gordon Campbell Ltd., for an estimated total cost of \$163 410.00 plus Provincial Sales Tax.

The tender document provides for the extension of the contract, by mutual agreement, for an additional 12 month period.

Gordon Campbell Ltd. have agreed to extend the contract for an additional 12 months, providing they can increase their prices by 6% on Policemen's uniforms and 7% on Firemen's and Pound uniforms.

Gordon Campbell Ltd. have informed us that their costs have increased as follows:

MANAGER'S REPORT, NOVEMBER 30, 1979 (WORKS: A-1 - 2)

Clause No. 2 cont'd:

Yarn	-	9.25% on Fire and Police uniforms.
	-	13% on Pound uniforms.
Labour	-	5.5 %
Trimmi gs	-	15% on Fire uniforms.
	-	12% on Police and Pound uniforms.
Overhead	-	3%

Extending the existing contract for an additional 12 months would:

- a) Eliminate a tender call, thereby eliminating testing of fabric, obtaining samples, and testing uniforms.
- b) Accelerate delivery of all uniforms by at least two months.

In view of the above, we consider the request of Gordon Campbell Ltd., for a price increase, to be reasonable.

We recommend that the contract be extended for an additional 12-month period. All uniforms and the cloth therefore would be manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

3. Minimum Charge Provisions for Service Pipes Shut-off

The City Engineer and Director of Finance report as follows:

"Mr. S. Goldsmith of 1304 West 59th Avenue, Vancouver, was the owner of a house at 1857/1865 Venables Street which was recently sold to the City. In 1976 he asked for the water to be temporarily shut off. Mr. Goldsmith did not ask for a permanent disconnection because there was still a possibility of renting the house. The house has remained empty since 1976.

Under the Water Works By-law, if a service pipe remains shut off for more than 90 days, the service charges for the period in excess of 90 days shall be \$0.50 per month. (\$6.00 /year). Mr. Goldsmith was aware of this charge, which was included in his annual tax bill, and he paid a total of \$24.00 during the period 1976 - 1979.

Mr. Goldsmith disputes the amount of \$24.00 paid and the reasonableness of the By-law, and would like to appeal to Council:

1. to amend the relevant By-law,
2. to refund his \$24.00 charge.

The City operates its water system as a self financed utility. The rate system presently in use was adopted by Council in 1964 upon the recommendation of a study prepared by the Engineering and Finance Departments. This rate system follows the accepted water industry practice in North America of establishing rates on a "functional cost basis".

Under the "functional cost basis" all customers are assessed a "ready to serve" fee. This \$6.00 per year minimum fee represents the average annual maintenance plus capital replacement charges for his service pipe. If this "ready to serve" fee were not charged, a customer wishing to save expenses when his property is not utilized (e.g. rented buildings), would be subsidized by the general rate-payers for the maintenance of his service pipe.

Clause No. 3 cont'd:

Such a "ready to serve" fee is common with the other services provided a building. For electricity, B.C. Hydro charges a turn-on fee of \$10.00 or a minimum charge of \$4.50 every two months for the turn-off period, whichever is greater. For gas, B.C. Hydro charges \$8.50 every two months.

Keeping with the policy that the customer water fees represents as nearly as possible the cost of providing water service, the City Engineer and Director of Finance recommend that:

- 1) the minimum charge provisions for service pipes shut-off for more than 90 days be retained in the Water Works By-law, and
- 2) that the request for a refund be refused."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Finance be approved.

CONSIDERATION4. Presentation of Brief on Point Source Control to Pollution Control Board

The City Engineer and the Director of Permits and Licenses report as follows:

"On February 18, 19 and 20, 1980, the Pollution Control Board of the Province of B. C. will hold hearings into the implementation of and compliance with recommendations put forward by the Cabinet in 1976 pertaining to toxic discharges into the Lower Fraser River. In a letter to the Mayor, dated September 10, 1979, the Pollution Control Board invited the City to present a brief at these hearings and both the Engineering Department and the Permits and Licenses Department, in a joint brief, wish to address themselves specifically to item #2, contained in that letter, namely that:

'the Greater Vancouver Sewerage & Drainage District should expand the source control program to cover the entire Greater Vancouver Regional District region to reduce the disposal of toxic materials directly into municipal sewers.'

A source control program involves the establishment and enforcement of standards regarding the quality and quantity of waste discharged into a municipal sewer. Such standards are necessary to protect the condition of sewerage facilities and to reduce pollution of the environment. The City has operated an effective source control program for over 20 years.

The amount of waste treatment required at the source directly affects the cost of an industrial operation. Consequently, if there is variation within this region, those municipalities with low standards and poor enforcement would gain an advantage in the competition for new industry. Thus, to ensure equity, there must be uniform enforcement of a single set of standards governing source control programs.

For a number of reasons, the responsibility for the administration of a source control program must remain with the individual municipalities. Firstly, it should be recognized that regional jurisdiction over a source control program could influence the location, type and growth of industry within a municipality in a manner contrary to that municipality's objectives. Secondly, even if the source control program was administered by a regional agency, the city must still retain its Industrial Wastes Control Group to cover numerous pollution control problems not included in the regional program; a regionally administered program would result in higher costs to the city, as it must contribute funds to the GVS & DD program in addition to its current expense. Thirdly, through cooperation between its internal departments, the City can operate a source control program more effectively and at less expense to the taxpayer than a remote regional agency because large numbers of City staff are routinely reporting problems, first hand, to the City industrial wastes inspector. Fourthly only the City can

MANAGER'S REPORT, NOVEMBER 30, 1979 (WORKS: A-1 - 4)

Clause No. 4 cont'd:

effectively enforce a source control program for it has the power to revoke a business license upon non compliance with source control regulations. Finally, the City can resolve source control problems with less "red tape" than would be required with the addition of a Regional Agency in the process.

The GVS & DD control the Regional plants which treat all municipal sewage within the Sewerage District; one or more municipalities contribute sewage to each plant. At the present time, however, if an industrial waste causes problems at a plant the GVS & DD does not collect the necessary information to determine the municipality in which the problem pollutants originate. Consequently, to assist a municipality in detecting unintentional or illegal discharges into its sewers the GVS & DD should be required to supply flow and pollution information from key locations in its sewer system.

The disposal of toxic or hazardous sludges or liquids, some of which accrue as a result of the source control program, present a serious problem in the Region. Since only one facility is required in the Region to handle these substances, and since the treatment of municipal waste has traditionally been a Regional function, the GVS & DD is logically the most appropriate agency to construct and administer such a facility."

The Pollution Control Board (P.C.B.) requests that briefs be received before December 15, 1979. The City Engineer and the Director of Permits and Licenses recommend the presentation of a brief to the Pollution Control Board recommending:

- i) the uniform enforcement of a single set of standards governing source control programs in the GVS & DD region. Such standards should be set cooperatively between the municipalities, the GVS & DD and the P.C.B.
- ii) the responsibility for administration and enforcement of the source control program remain with the municipal government with the option to transfer this responsibility at its own cost, to the Greater Vancouver Sewerage and Drainage District.
- iii) the GVS & DD be required to monitor both quantity and quality of sewage discharged into its sewers at strategic locations and report to member municipalities.
- iv) the GVS & DD be required to construct and administer a regional facility for the disposal of toxic and hazardous sludges or liquids."

The City Manager RECOMMENDS that the recommendation of the City Engineer and the Director of Permits and Licenses be approved and that Council direct the City Manager to present the Brief in question to the Pollution Control Board.

FOR COUNCIL ACTION SEE PAGE(S) 550

MANAGER'S REPORT, November 30, 1979 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P. -
Laura Secord Field Improvements

The Director of Planning reports:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of \$495,000 'to make the Laura Secord Elementary School and grounds more usable by the general community and improve recreational opportunities for the students by improving the playing field, providing a larger gymnasium and developing a children's playground'. Since the implementation of the gymnasium and playground projects are well underway it will soon be possible to undertake work on the field.

The purpose of this report is to recommend the appropriation of funds for the implementation of field improvements at Secord School.

Due to a very low ratio of park space relative to the population of this area (.9 acres/1000 compared to the City average of 6.65 acres/1000), the Grandview-Woodland N.I.P. Committee is encouraging the development of school sites for general community recreation wherever possible. The Concept Plan, therefore, provided for a comprehensive approach to the upgrading of School sites including Laura Secord, Sir William Macdonald and Lord Nelson. This project represents one component of the overall approach to increasing the effective park space in the area.

With this purpose in mind, a very thorough upgrading of the playing field is proposed. A complete new drainage system is intended to underlay a sand/sawdust based field. The surface will be sodded rather than seeded in order to make it usable at the earliest possible date. In order to keep the new surface in good condition at a low maintenance cost a built-in irrigation system is to be included.

The total cost of improvements is estimated by the Vancouver School Board to be \$75,000 for a field area 290 feet by 160 feet in dimension to be constructed early in 1980. The Board on November 5, 1979 approved of the proposed field improvement project and agreed to provide peripheral boulder-dust treatment as a normal maintenance expense. (Letter attached, Appendix I).

The Grandview-Woodland N.I.P. Committee recommends this appropriation of funds for the construction of a new sodded field at Laura Secord School.

The Director of Planning recommends:

That Council approve the appropriation of \$75,000 from the Grandview-Woodland N.I.P. Social/Recreational Account #898/9404 for the construction of a new playing field at Laura Secord Elementary School, with costs to be shared as follows:

C.M.H.C.	\$37,500
Prov. of B.C.	18,750
City of Vancouver	18,750 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Grandview-Woodland N.I.P. Appropriation:
Macdonald School Storage Area

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$60,000 for improvements to Macdonald School. Included in this recommendation were the construction of a playground, storage space and a food distribution facility.

Continued . . .

MANAGER'S REPORT, November 30, 1979 (BUILDING: A-4 - 2)

Clause No. 2 Continued

"The purpose of this report is to recommend the appropriation of funds for the implementation of the storage space project.

The new storage space proposed is intended to provide a convenient alternative location for keeping school equipment in order to make existing storage available for use by community groups holding activities in the gym. This will hopefully encourage better neighbourhood use of this facility and improve the security of storing both school and community owned equipment.

An addition along the north wall of this gym has been designed for this purpose to the satisfaction of school staff, parents and School Board representatives and can be built within the Concept Plan allocation for this work. The Grandview-Woodland N.I.P. Committee therefore supports the appropriation of funds for the construction of such a storage area.

The cost of the improvements recommended is estimated by the School Board to be \$16,000. Anticipated overhead costs beyond this total will be contributed by the School Board as approved at its regular meeting of Nov. 5, 1979. (letter Appendix I).

The Director of Planning therefore recommends the appropriation from the Grandview-Woodland N.I.P. Social/Recreational Account #898/9404 of \$16,000.00 for the implementation of the Macdonald School Storage Space project to be cost shared as follows:

C.M.H.C.	\$8,000
Province of B.C.	\$4,000
City of Vancouver	\$4,000 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

3. 1180 West 15th Avenue
D.P.A. No. 80846 (Bohemia Homes Ltd.)

The Director of Planning reports as follows:

"This matter is being referred to City Council in accordance with Council's resolution of August 15, 1978 which stated:

"That the Director of Planning be requested to give favourable consideration to the approval of the Development Permit Application No. 80846 from Bohemia Home Limited for the development of the premises at 1180 West 15th Avenue as a commercial boarding house. Further, that the Director of Planning report back in one year on the occupancy and use of this dwelling."

The matter regarding Development Permit Application No. 80846 was before Council because of neighbourhood concerns about the number of residential care facilities and multi-residential uses in the area. Previous applications to use the building for a personal care home had been refused. Some neighbours expressed concern before Council on August 15, 1978, that the boarders would include persons just released from mental health care homes. This concern was based largely on the fact that the operators of the boarding home operate other personal care homes in the city for ex-psychiatric patients.

Continued

MANAGER'S REPORT, November 30, 1979 (BUILDING: A-4 - 3)

Clause No. 3 Continued

Subsequent to Council's Resolution of August 15, 1978 Development Permit No. 80846 was issued, permitting the alteration and use of the existing building as a boarding home for a maximum of 18 occupants for a limited period of time expiring December 31, 1979, subject to certain conditions.

A recent inspection has been made of the premises which determined that the building is occupied as a boarding home and that there is no evidence that personal care was being given in the building.

Should a further Development Permit Application be submitted to extend the use beyond December 31, 1979, it would be dealt with in the normal manner by the Director of Planning."

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) SSD, SS1

MANAGER'S REPORT, November 30, 1979 (CLAIMS: A5 - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim Number 19010 - Joseph & Marina OVSENEK

The Director of Legal Services reports as follows:

"This claim arises as a result of a sewer backup into a private dwelling at 2801 Wall Street on July 1, 1979.

This residence has a fully finished basement including plumbing fixtures. The basement construction was inspected and passed by City Inspectors in October 1967.

On July 1, 1979, the area of this residence experienced an unusually heavy rainfall in a very short period of time and the excessive runoff overtaxed the City sewer system causing the sewer to surcharge and back up into the basement of this dwelling. The water entering the building from the sewer contained much silt and gravel adding to the damage to the personal effects of the homeowners.

Investigation of the sewer system into which this residence is connected indicates the possibility that the sewer system malfunctioned under the unusually heavy rainfall.

The claim presented has been checked and found to be very reasonable as the claimants have chosen to overlook claiming for many items destroyed in the flooding. They have been most co-operative in their efforts to mitigate their loss.

In the circumstances I believe the City to be liable to the claimants and request authorization to have a cheque issued in the amount of \$2,074.06 payable to Joseph Ovsenek and Marina Ovsenek to finalize this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

CONSIDERATION AND RECOMMENDATION

2. Retail Stores selling sex-oriented products

The Director of Legal Services reports as follows:

"On June 12, 1979, Council dealt with a Manager's report dealing with Granville Street improvements - Nelson Street south to Granville Street Bridge.

Council approved Items 1 to 8 but deferred recommendations 9 and 10 to September 11 in order to hear representations from the lawyers for Ultra Love Productions Limited and the Love Shop.

On September 11th, Council heard the two delegations which in general suggested that the proposed regulations should apply only to the sex shops in the South Granville area and not be applicable to either the Love Shop or Ultra Love. The whole matter was referred back to the Director of Legal Services for consideration of the various suggestions.

Clause No. 2 cont'd:

I have met with the Director of Permits & Licenses and the Director of Social Planning on several occasions to consider the material presented by the delegations at the September 11th meeting. We have also met with the solicitors for Ultra Love and the Love Shop and have discussed various other proposals.

We find it very difficult to distinguish between the Love Shop and Ultra Love and the various other shops on South Granville that are generally considered to be undesirable. However, if Council wishes to make such a distinction, it might be done by creating a special category under the License By-law, perhaps called "adult entertainment stores". Such stores would be so characterized if in addition to the sale of sex paraphernalia they also sold either drug paraphernalia or graphic sexual material. (The By-law of course would have to have proper definitions of the three foregoing terms.) This would effectively distinguish between Ultra Love, the Love Shop and other stores on South Granville in that our information indicates that the Love Shop and Ultra Love sell only sex paraphernalia and not drug paraphernalia or graphic sexual material.

We are somewhat concerned with the equity of the suggestion in the foregoing paragraph and there may well be problems in enforcement as well as challenges to the By-law based on discrimination between what could be argued are similar classes of stores. It is my opinion that if Council wishes to have special regulations for these kinds of shops, it would be better to treat all shops that sell sex paraphernalia equally.

If Council intends to further regulate "adult entertainment stores", then regardless of which of the foregoing options it chooses, we are recommending that the By-law provide:

- (1) an annual license fee of \$3,000.00;
- (2) regulations regarding what can be displayed in windows;
- (3) prohibition of any persons under the age of 19 in such stores;
- (4) hours of operation to be normal store hours.

We are also recommending that the Director of Planning be instructed to make application to amend the Zoning and Development By-law to provide that a retail store selling or providing sex-oriented products as a principal or primary product be a conditional use in all districts where retail stores are permitted.

The Director of Planning can then consider the appropriateness of any location and also the proximity of similar stores in the area.

MANAGER'S REPORT, November 30, 1979 . . . (CLAIMS: A5 - 3)

Clause No. 2 cont'd:

RECOMMENDATIONS AND CONSIDERATION

It is recommended:

- A) That the License By-law be amended to create a category of "adult entertainment stores" which shall be regulated as in (1) to (4) above.
- B) That the Director of Planning apply to amend the Zoning and Development By-law to make such stores a conditional use in all districts where retail stores are permitted.

It is submitted for consideration whether:

- C) Council wishes to define "adult entertainment stores" as outlined above, so as to exclude Ultra Love and the Love Shop, or
- D) Have the definition include all retail stores selling sex paraphernalia or graphic sexual material."

If Council wishes to regulate stores selling sexual material, then the City Manager RECOMMENDS adoption of A and B.

The choice between C and D is submitted for CONSIDERATION because Council was inclined to differentiate between certain types of sex shops. The City Manager doubts whether such a distinction can be permanently effective and would prefer that Council choose D.

FOR COUNCIL ACTION SEE PAGE(S) 551

MANAGER'S REPORT, November 30, 1979 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Sea Festival '80

The Director of Social Planning, in consultation with the City Engineer, the Chief Constable and the Superintendent of Parks and Recreation, reports as follows:

"On July 24th, 1979, City Council approved the following recommendation:

"The Director of Social Planning, the City Engineer and the Chief Constable meet with Sea Festival organizers, do a complete evaluation of this years program and problems and report to Council in September with recommendations regarding Sea Festival events including possible alternate sites as well as the feasibility of installing fire containers on the beach."

The 1979 Sea Festival enjoyed exceptional weather and unexpected large crowds were in the English Bay area where limited events and activities were being held. It also experienced a number of problems which were outlined in the July 24th report to Council.

Sea Festival organizers and civic officials have met to review problems and discuss solutions pertaining to the Sea Festival since it ended.

The attached letter* from the Sea Festival Society Executive was submitted as a result of a proposal by the Director of Social Planning during the course of discussions to shorten the nine day festival to five days to:

- i) improve the programming and increase the quality and intensity of events; and
- ii) lessen disruption to West End residents.

The executive of the Sea Festival Society make the case for maintaining a 9 day festival based on the following reasons: (see APPENDIX II)

- (1) Sponsors want the time to stage their events
- (2) Mid-week programming would be augmented with the assistance of the Parks Board and Social Planning Department
- (3) Events will be dispersed
- (4) The Sea Festival is becoming internationally renowned as a week-long free festival and it has a significant economic impact for the City. Tourism B.C.'s theme for 1980 is "Funfest '80" and the emphasis is on festivals.
- (5) The 5 day Edmonton Klondike days festival was not successful and is reverting to a 9 day festival.
- (6) Vancouver families on vacation may miss the one weekend of the Vancouver Sea Festival but be back in time to enjoy the second weekend. Therefore, if we remove one of the weekends, this could seriously cut down the number of Vancouverites who are able to participate in and enjoy the Sea Festival.

The Director of Social Planning is prepared to support a nine day 1980 Sea Festival should it receive Council endorsement and on condition that a full program plan including the provisions outlined in this report is developed for the 1980 Festival.

Clause No. 1 Continued

The other issues this year's festival experienced are noted below along with proposed solutions for the 1980 Sea Festival. These proposals have been discussed with and are agreed to by the Sea Festival Society Executive:

PROGRAMMING

- i) A tentative Program Budget has been prepared (see Appendix I) which attempts to project all anticipated costs for next year's festival based on a 9 day festival.
- ii) The 1980 Sea Festival, if approved by City Council, will emphasize the programming of more musical entertainment, sea-related activities and public participation events.
- iii) Decentralization of Sea Festival events to a number of English Bay/Ceperley Park sites is a major goal.
- iv) The establishment of an entertainment-refreshment area on Parks Board property is planned subject to Parks Board approval which would include:
 - continuous acoustical band entertainment each day throughout the festival.
 - a good food service similar to those successfully operated at the Folk Festival, including the sale of beer and non-alcoholic beverages contained within an area which would be fenced off and provide some form of seating.

TRAFFIC AND PARKING

"The City Engineer and Chief Constable comment as follows:

For the past five years, the Sea Festival programme has been primarily concentrated in the English Bay Beach area. As a result of the event schedule and location, three types of traffic/parking problems have developed.

Daily Events

These events generate traffic, which in turn causes degrees of congestion and usurps on-street parking spaces in the West End. This situation results at most public events, but in the case of the Sea Festival, the length of the event and the extension into evening hours generate more inconvenience, and therefore, complaints from residents.

In summary, the traffic problems that arise from daily events are not considered serious, but occur frequently over the entire Festival and are concentrated in the West End.

Parade

Any parade attracts a concentration of vehicular traffic and the Sea Festival parade takes place in an area where on-street parking is at a premium. Moreover, the necessary temporary traffic regulations for the parade eliminate a large percentage of available on-street parking in the vicinity. Circulating traffic looking for parking also creates additional problems.

Following the parade, the dispersal of spectators by car creates a period of heavy congestion of moving traffic. Also, many spectators of the parade will decide to remain at the beach.

Continued . . .

Clause No. 1 Continued

Although there are some problems associated with the Sea Festival parade, these have not been considered major in the past and are of limited duration.

Fireworks Night

This event has proved to be the biggest single traffic generator and the source of most problems during the Festival. The 1978 event, held in conjunction with the arrival of the 'Tall Ships', was anticipated to be well attended. Accordingly, the City Engineer and Chief Constable planned extensive temporary traffic regulations and control. This also involved prior advice to all residents of Beach Avenue between Jervis Street and Stanley Park.

While these plans had prior approval of City Council, complaints from residents were received concerning the extensive controls. As a result of these complaints and with no 'Tall Ships' participation, these arrangements were not implemented for the 1979 Fireworks night. The event was as attractive as the 1978 event and an unacceptable traffic situation occurred in the vicinity of English Bay Beach. The result was severe congestion which also affected access for public transportation and emergency services. Similar situations of a lesser degree occurred in Kitsilano Point, Locarno Beach, Burnaby Mountain and West Vancouver.

As part of this review, consideration was given to alternative locations for the Fireworks display. Land locations, such as Burnaby Mountain, Queen Elizabeth and Jericho Park were discussed, but with expected attendance, potential damage and traffic problems, these options are not suitable. Water locations, such as Burrard Inlet and False Creek were discussed, but these locations have greater disadvantages than English Bay. Therefore, if the Fireworks are to be held, the only option for improvement would be to position the barge further out in English Bay to provide for more extension viewing. This will in no way eliminate the extensive crowds expected to observe the display and congestion will result.

Cost Estimates

The cost estimates for the Engineering and Police Departments have been prepared, based upon a very preliminary schedule of events planned for 1980. The following summary is intended for guidance only, with detailed cost estimates prepared when event plans are finalized:

Traffic:	- Parade	\$1,700	
	- Fireworks	5,100	
	- Daily Events <u>(part of Parade Signing)</u>		
		\$6,800	\$6,800
Sanitation:	- Parade	\$2,000	
	- Daily Events	2,700	
	- Fireworks	<u>1,000</u>	
		\$5,700	\$5,700
Police:	- Parade	\$2,400	
	- Daily Events	8,700	
	- Fireworks	<u>1,400</u>	
		\$12,500	<u>\$12,500</u>
		TOTAL	\$25,000
			=====

Continued . . .

MANAGER'S REPORT, November 30, 1979 (FIRE: A-6 - 4)

Clause No. 1 Continued

Historically, the Parade costs and all Police costs have been absorbed by the City. If this is done again in 1980, the estimated cost is \$16,200. This leaves \$8,800 to be charged to the Sea Festival.

In order to help minimize the traffic and parking problems generated by Sea Festival in the West End, the following actions should be taken:

- (a) There is a need to schedule more extensive public transportation services between the West End and Downtown during the entire Festival. Adequate provisions for transit access and an extensive program of public information on the availability of transit and downtown parking are required. Discussions with the proper transit officials on these matters will be initiated.
- (b) There is a need for more extensive traffic controls during the Fireworks evening. These measures would incorporate parking bans on required access streets, possible street closure near the beach area and extensive police traffic control. These measures would improve traffic flow, particularly for transit and emergency services. The Engineering and Police Departments will develop a program of control in consultation with the Fire Department.
- (c) The parade will occur on the first Saturday and the fireworks display will be scheduled on the last Sunday of the event.
- (d) a program of public information is required on transit schedules, downtown parking, access routes, etc., in order to minimize the problems with excessive traffic and parking.

A Traffic and Parking Planning sub-committee, composed of representatives from Engineering, Police, B.C. Hydro and the Sea Festival Society, will be established to deal with these matters and an informative report will be prepared advising Council of all measures to be undertaken.

Disbursal of events to various locales during the festival, will likely contribute to easing traffic and parking problems.

NOISE AND PUBLIC DRINKING

Evening noise and late night (midnight and later) disturbances occurred, mostly associated with consuming alcoholic beverages.

- i) All festival activities will cease at 9:30 p.m. with the exception of the fireworks display.
- ii) The beach area will be closed to public gatherings after 10:00 p.m. during the festival.
- iii) Entertainment in the Alexandra Park Bandstand will be reviewed for 1980.
- iv) There will be liaison with owners of English Bay area liquor outlets to obtain cooperation regarding behaviour of patrons.
- v) There will be stepped up enforcement of the Parks By-Law regarding no public drinking.

Continued

Clause No. 1 ContinuedGARBAGE AND BEACH CLEAN-UP

- i) Garbage clean-up will occur every 2-3 hours along the English Bay beach areas and will create a cleaner environment and encourage public cooperation. This program will be carried out by the City or the Sea Festival Society based on the results of future discussions.
- ii) The beach will be combed nightly to avoid personal injuries resulting from broken glass which occurred at this year's events.
- iii) The matter of fire containers has been considered by the Parks Board and their presence on public beaches has been rejected.

CONCLUSION:

In order to operate a successful Sea Festival in 1980, civic staff and the Sea Festival executive are of the opinion that:

- a) There should be increased programming
- b) A traffic program and enforcement action to ensure that citizens of and visitors to Vancouver who wish to participate and enjoy Sea Festival events may do so while creating the least possible discomfort to the West End neighbourhoods.
- c) Support from the Parks Board to establish a revenue generating entertainment - refreshment area on a park site is essential to help offset festival related costs.
- d) Increased financial assistance up to \$20,000 for musical entertainment and major recreation events should be provided by City Council. This represents a \$10,000 increase in the Festival's portion of the civic Cultural Budget.
- e) Parks By-Law Enforcement and related measures will contribute to reducing noise, public drinking and disturbances in the English Bay - West End areas.

Current Council policy is that costs of temporary traffic controls and street cleaning for the parade are funded by the City. In addition, Police costs and Parks Board refuse pickup are City costs. If this policy is maintained in 1980, the preliminary estimated City costs are \$16,200, which will be included in the 1980 Departmental Budget submissions. Costs for other traffic control and street cleaning for Festival events (1980 estimate \$8,800) are the responsibility of the Sea Festival Committee. The increased popularity of the Festival will likely result in an increase in costs to City Departments in future years.

RECOMMENDATIONS:

The Director of Social Planning recommends that City Council:

- (1) Endorse a nine-day 1980 Sea Festival.
- (2) Approve in principle a grant to the Sea Festival Society, an amount not to exceed \$20,000, for music and recreation events, \$10,000 of which will be provided to the Park Board budget for recreation programming and \$10,000 to the Social Planning Department for the development of a music program; source of funding would be the 1980 Civic Festivals Program Budget.

MANAGER'S REPORT, November 30, 1979 (FIRE: A-6 - 6)

Clause No. 1 Continued

- (3) Endorse the measures outlined in this report for the 1980 Sea Festival aimed at rectifying problems which occurred during the 1979 Sea Festival, subject to Park Board approval of a site for an entertainment/refreshment complex.
- (4) Instruct the City Engineer, the Superintendent of Parks, and the Chief Constable to report back in 1980 regarding specific plans pertaining to parking, traffic control measures, and beach clean-up during Sea Festival activities, including any additional budget funds required.

The City Manager comments on the size and location of the event, as follows:

Members of Council and the public have suggested that the Sea Festival should be scaled down severely and maybe moved to another location.

In response to the emphatic letter from the Sea Festival Society (Appendix II), the Director of Social Planning is recommending continuation of a nine-day festival. He has concluded that although some dispersal is desirable, complete relocation is not possible.

The City Manager submits for Council's CONSIDERATION the choice between:

- A. Approving the continuation of a nine-day event, as proposed by the Society, in which case Council should approve recommendations (1) through (4); or
- B. Deciding on a much reduced Festival, lasting five or three days, in order to reduce the budget and the inconvenience to residents. In this case, Council should request staff and the Society to report back on program and budget for the reduced festival.

FOR COUNCIL ACTION SEE PAGE(S) 583

CONSIDERATION AND RECOMMENDATION:

2. Block 34 Parking Garage, 535 Richards Street

The City Engineer and the Director of Civic Buildings report as follows:

"The purpose of this report is to provide Council with more detailed cost estimates for the garage, to request funds to proceed with working drawings, and to authorize additional garage components.

I. BACKGROUND

On September 12, 1978 Council approved the following recommendation with regard to this project.

'City Council APPROVE the relocation of the parking component of the proposal (Urban Park on Block 35) to a multi level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.'

It was proposed at this time to provide 386 car spaces and it was suggested the Parking Structure contain new offices for the Downtown Parking Corporation at street level to meet the objectives of the Downtown District Policies to encourage appropriate interest and activities on pedestrian streets.

Continued . . .

Clause No. 2 Continued

On December 12, 1978, design consultants were appointed and on June 21st Council were advised of a cost estimate of \$2.567 M for the structure which included a public washroom and office space for the Downtown Parking Corporation in order to review the capital money involved in this and the Gastown Garage. Council were advised that the estimate was preliminary and resolution of design issues may result in increased costs.

On July 23, the Development Permit Board considered a Preliminary Development Permit for the design. Approval was given in principle to the garage but the Board recommended that a complete Development Permit application take into account comments of the Urban Design Panel and staff of the Central Area Division of the Planning Department. They did not consider that the provision of offices met the Planning Guidelines for this block of Richards Street where retail activity is encouraged at street level. They recommended that the structure contain retail space designed to be accessible from a number of points along the sloping sidewalk of Richards Street. They also suggested consideration be given to the relocation of the car entrance to the north of the site to remove it from a location opposite the proposed park on Block 35 and to consider appropriate design solutions to screen the roof top parking.

Accordingly staff agreed to the Downtown Parking Corporation offices being located in rented space elsewhere and the Architects were required to redesign the garage to take into account the comments of the Urban Design Panel and Central Area Planning Group.

On November 13th the Development Permit Board approved revised plans for this project subject to some minor conditions. The revised proposals provide for 399 car spaces, approximately 1,600 sq. ft. of retail space in 3 separate stores each stepped to follow the slope of Richards Street, roof top screening and planting and public washrooms at street level. It was found impossible to relocate the car entrance to the north of the structure as recommended without suffering severe penalties for the economics and operation of the garage, and without creating traffic problems on Richards Street and at the Pender Street intersection. The Development Permit Board agreed that this relocation was not necessary.

II. COSTS

The following is a breakdown of costs of various components as presently approved by the Development Permit Board, inclusive of consultant fees and construction costs appropriately escalated for inflation to a March 1980 construction start.

(1) Basic structure accommodating 386 vehicles as originally proposed in 1978.	\$2,402,500 *
(2) Provision of retail stores with canopies at street level as required by the Downtown Planning Guidelines (loss of car parking is 13 spaces including mechanical room on lower levels). The Supervisor of Properties and Insurance advises that revenue from rentals may be expected of approximately \$6.00 per sq. ft. per year = \$9,600 per annum. The economic return needed is about \$14 per square foot to pay off the capital investment in 25 years. Originally, new D.P.C. offices were planned for the garage. During the development permit review process the inclusion of offices was not approved and retail space was required. The ability to rent the small retail stores is questionable and this was expressed. However, the Development Permit Board considered retail presence a necessity, and a cost factor to be accepted in building the garage in the downtown area.	\$ 201,600

Clause No. 2 Continued

(3) Roof top screening and landscaping was required by the Urban Design Panel and Development Permit Board. This is a costly design feature and results in the loss of 2 car parking spaces.	\$ 106,400
(4) Public washrooms at street level with loss of 2 car parking spaces. The possibility for inclusion of this item was requested by Council and is referred to later in this report	\$ 96,900
(5) Additional 13 parking spaces which result from an additional $\frac{1}{2}$ level of parking required to accommodate spaces lost to retail, washrooms, and roof top treatment. A complete $\frac{1}{2}$ level of parking (30 spaces) was added in total.	\$ 80,600
Total estimated project cost	\$2,888,000

NOTE

- (1) The original estimate presented to Council in 1978 was 1.83M which did not include washrooms, retail space, or roof top treatment. This estimate inflated to March 1980 on the same basis as the estimates for the present proposal would be \$2.478M
- (2) The higher capital cost of the proposed garage as approved by the Development Permit Board, due to inflation and additional components will be recovered over the life of the garage along with a small financial return on the investment. Operating expenses will still be covered by revenues.

III. FUNDING

It is proposed to report to Council more precise estimates when tenders are received. Provision for funding on the anticipated costs is as follows:

Parking Sites reserve	\$960,436
B.C. Hydro re Block 35	700,000
Down Town Parking Corporation profit	
1979	250,000
Other parking profits (1979)	300,000
Repayable advance from P.E.F.	580,664
Source of funding re washrooms to be reported at time of tender	<u>96,900</u>
	\$2,888,000

IV. WASHROOMS

When the original report was approved, Council requested that the possibility of including washrooms in the design be examined. The washrooms proposed contain two toilet fixtures for men and women. One toilet in each is designed for the handicapped. All fixtures will be of high quality, vandal proof variety and the toilets will be finished in materials to ensure minimum maintenance. Council has directed that no toilets be provided in the Park on Block 35 across the street and it is anticipated this proposal will provide a high degree of amenity for users of the Park in addition to garage users. It is proposed that they be open and under the control of the parking attendant only while the attendant is on duty from 8 a.m. to 6 p.m. each day. The operating cost is estimated at \$3,000 per annum. The option for the inclusion of these washrooms is submitted for Council CONSIDERATION. Director of Civic Buildings recommends their inclusion.

The City Engineer notes that public washrooms operated by the City are available within three blocks of the garage, and questions therefore the need to include them in the garage. The funds for annual operating costs should be provided from other than garage revenues.

MANAGER'S REPORT, November 30, 1979 (FIRE: A-6 - 9)

Clause No. 2 Continued

v. Columbia Cordova Parking Garage

On October 16, 1979 Council approved cost estimates totalling \$2,533,600 for the Columbia Cordova Parking Garage, and authorized additional funds amounting to \$10,000 for the provision of public washrooms. The estimates were based on the low tender of Bird Construction Co. Ltd. to whom Council awarded the contract in the amount of \$2,297,500. When the bidding documents were being prepared, it had been mutually agreed with the consultants that the tenders and contract should include a contingency sum of \$40,000 to provide for construction contingencies, this figure being approximately 2% of the estimated cost. It was discovered after the contract was awarded that through an oversight bidders had not been required to include any contingency sum in their tenders.

The approved estimates included an allowance of \$5,000 for contingencies, that provides for contingent additional items and costs related to work not included in the building contract.

There is therefore a contingent shortfall in the funds that have been provided for the project, and an apparent need for additional appropriation to provide for normal construction contingencies. It is recommended therefore that the appropriation for contingencies be increased by \$40,000 for this purpose.

The Director of Finance advises that, if Council approves the foregoing increase, the amount of the advance from the Property endowment Fund that is required for parking garage construction will increase by a corresponding amount.

FOR COUNCIL'S CONSIDERATION:

A. Approve the inclusion of public washrooms in the Richards Street garage. If approved, the source of funds is to be reported on at the time of tender award. The annual operating cost to be budgeted annually in the revenue budget.

IT IS RECOMMENDED THAT COUNCIL:

- B. Approve the garage development for 399 parking spaces as submitted to the Development Permit Board; this is 13 more than planned originally. Funding to be according to the summary outlined above.
- C. Approve the provision of roof top treatment at an additional cost of \$106,400.
- D. Approve the provision of retail space at street level at a premium cost of \$201,600.
- E. Approve expenditure appropriation in the amount of \$150,000 required for the preparation of working drawings and contract documents for the Richards Street parking garage less \$40,000 already appropriated for a net additional approval of \$110,000.
- F. Authorize the calling of tenders for the Richards Street Garage.
- G. Approve a contingency sum of \$40,000 being appropriated for the Columbia-Cordova garage and to increase the repayable advance from the P.E.F. accordingly to \$620,664. "

The City Manager submits for CONSIDERATION Item A, and RECOMMENDS approval of Items B to G.

A-7

MANAGER'S REPORT, November 30, 1979 (FINANCE: A7 - 1)

FINANCE MATTERSINFORMATION1. Appointment to Technical Planning Committee of the Greater Vancouver Regional District for the Year 1980

The City Manager reports:

"I have been requested by the Greater Vancouver Regional District to appoint a member of City staff to serve on the Technical Planning Committee of the GVRD for the year 1980.

The Technical Planning Committee is composed primarily of staff representatives of various provincial ministries and of member municipalities. It is established under Section 798(b) of the Municipal Act to: (a) advise the Regional Board on planning matters referred to it by the Board; (b) act as liaison between the administration of the Regional Board and the respective ministries of government and the member municipalities.

I have advised the GVRD that the Director of Planning will continue as the City's appointee to the Technical Planning Committee and that he will be represented in committee deliberations by the Associate Director for Overall Planning, Ted Droettboom. Mr. Droettboom has represented the Director of Planning on the Technical Planning Committee since 1977 and for the past two years has served as the Committee's chairman."

The City Manager submits the above report for the INFORMATION of Council.

RECOMMENDATIONS2. 1979 Borrowing Program

The Director of Finance reports as follows:

"As part of the normal borrowing program for 1979, two debenture by-laws are presented to Council this session for approval. The capital purposes being funded are from the following authorities:

\$7,500,000	1976-80 Sewer Capital Program
\$2,500,000	1977-81 Five-Year Capital Program (\$1,000,000 Firehalls) (\$1,000,000 Street Lighting) (\$ 500,000 Refuse Disposal)

The \$7,500,000 debenture for sewer purposes is a 12% 20-year serial debenture, to be sold to the Capital Financing Fund at par. The \$2,500,000 debenture is a 12% 10-year sinking fund debenture, also to be sold to the Capital Financing Fund at par. Both debenture issues are to be dated December 4, 1979 and contain semi-annual coupons and to be callable in whole or in part.

All of the capital purposes have been previously approved by Council.

I therefore recommend:

THAT Council approve the financing as described in this report and approve the two debenture by-laws submitted by the Director of Legal Services this day."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

3. City Hall Renovations - Engineering Department

The Director of Civic Buildings reports as follows:

"In the space reorganization program in the main City Hall building which has been underway for the past several years there are four floors assigned to the Engineering Department that have still to be renovated.

Council approved \$20,000 in the 1979 Supplementary Capital Budget for the work. At the time of submitting the request for these funds, the full scope of the work was not appreciated and the allowance is insufficient to complete all four floors.

The two top priority floors for alteration are the 6th and 9th, for which we now have an upset cost of \$17,000 for the work. On the 9th floor we should also consider the question of carpet as this floor will be an open area occupied by the Engineering Department clerical pool. The City Engineer requests that this area be carpeted for acoustic control as a high priority.

The Director of Civic Buildings RECOMMENDS that this area be carpeted because of the high noise level and open concept. Council has approved carpet for similar heavy noise areas and the departments concerned have reported back that carpet has provided very beneficial acoustic treatment.

It would be most economic to carry out the carpeting at this time. Should Council not approve this item it will be a request for consideration in the Engineering Department 1980 Budget submission. The cost will be \$4,000 for a total of \$21,000 leaving a shortfall of \$1,000.

The remaining floors to be altered are the 5th and 10th. The plans for these have not been finalized to this date but we believe the cost will probably be approximately \$18,000 and will be the subject of a request in the 1980 Supplementary Capital Budget.

The Director of Finance advises that funds are available from the 1979 Supplementary Capital Budget.

It is recommended that Council approve:

- A. That the 9th floor of the City Hall main building, which will be utilized as the central clerical area for the Engineering Department, be carpeted.
- B. That the work as outlined in the body of this report for the 6th and 9th floors be approved and the additional amount of \$1,000 be approved from the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

MANAGER'S REPORT, November 30, 1979 (FINANCE: A7 - 3)

4. Amendments to By-Law No. 4162 - a By-Law relating
to the Operation and Maintenance of the Cemetery

The Medical Health Officer reports as follows:

"The last rate increase for interment fees at Mountain View Cemetery was approved by Council in February, 1978. Current rates, due to the increase of labour costs in 1979-80 are inadequate in recovering all costs associated with interment.

It is proposed to increase rates as shown on Schedule A attached. The rate increase at this time is 17% and the cemetery superintendent indicates that another review should take place in the fall of 1980.

The Director of Legal Services has reviewed and is in agreement with this amendment to By-Law 4162 - Schedule A.

Upon Council acceptance of the recommendations of the Medical Health Officer, the Ministry of Consumer and Corporate Affairs (Cemeteries Act Division) will be sent certified copies of Council's action for information review and concurrence.

Your Medical Health Officer recommends that:

- A. Cemetery fees and charges be increased as shown in Schedule A.
- B. The Director of Legal Services be instructed to prepare the necessary amendments to the By-Law."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 553

MANAGER'S REPORT, November 30, 1979 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Engaging Staff on a Contract Basis

The Director of Personnel Services reports as follows:

"At its meeting on November 20, 1979, City Council approved a recommendation of the Standing Committee on Finance and Administration that the City Manager be authorized to use contract medical staff in the Health Department and to approve contracts for medical personnel within the constraints imposed by established salary ranges and fringe benefit costs.

The reason for recommending contract employment for medical staff was to enable the City to recover overhead for physicians who are presently employed sessionally. However, this type of employment has a general applicability and to have it readily available for other professional and administrative positions would provide us with a flexibility in recruitment which would be advantageous.

From time to time we encounter job applicants who express a strong preference for contract employment for one reason or another. In other cases the nature of the work assignment of the position is such that a contract arrangement would be preferable e.g. when it is a specialized assignment of a limited term.

There have been a number of instances in the past where such arrangements have been approved individually by special report to Council. This is cumbersome and does not allow us to react quickly enough in situations where an applicant may be choosing from among one or more alternative jobs. It would be preferable if we could respond in such circumstances administratively with a minimum of delay.

As with the medical staff, such contracts would have to be limited in cost to the approved salary range for the position plus the value of fringe benefits. Also, any contract entered into would naturally have to be drawn to the satisfaction of the Director of Legal Services.

I therefore recommend that:

- A. The City Manager be authorized to approve the use of contract staff within the establishment of excluded and senior staff positions.
- B. The City Manager be authorized to approve individual contracts for personnel filling such positions, the cost not to exceed the established salary range for the position, including fringe benefits.
- C. Such contracts be subject to the satisfaction of the Director of Legal Services and the Director of Personnel Services."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 583

MANAGER'S REPORT, NOVEMBER 30, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Establishing a portion of City-owned lands for Street Purposes

The Supervisor of Properties reports as follows:

"A recent search of Land Registry Office records reveals that the City has title to 'The West seven feet of Lot 4 of Lots 14 to 17, Block 8, District Lot 325, Plan 2203.' This property forms part of Granville Street North of 70th Avenue; however it has never been formally established for street purposes.

To resolve that situation the City Engineer has requested the Supervisor of Properties to arrange for this property to be formally established for street purposes.

It is therefore recommended that the West 7 feet of Lot 4 of Lots 14 to 17, Block 8, District Lot 325, Plan 2203 be established for street purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Renewal of Lease - S/S Fifth and N/S Sixth Avenues East of Fir Street

The Supervisor of Properties reports as follows:

"City-owned property located on the South side of Fifth Avenue and the North side of Sixth Avenue, East of Fir Street, legally described as Lots B and F of Lots 2 to 8, 17 to 20, 22 and 23, Block 270, D.L. 526, is reserved from sale because of its location beneath the Fir Street ramp to the Granville Bridge. It has been leased to Mor-Tex Sales Ltd. since 1957 for storage and parking.

The current lease expired on October 31, 1979, and the City Engineer has no objection to a renewal.

The lessee was paying a rental of \$50.33 per month, plus an amount equivalent to taxes, which resulted in a total monthly rental for 1979 of \$333.42. In March of this year, Council approved a policy of charging a flat rental inclusive of taxes for lands with restricted use rather than charging an amount plus taxes. Negotiations have been carried out with the lessee under the new policy, and agreement has been reached on a monthly rental of \$365.00 inclusive of taxes. The term is for ten years from November 1, 1979, with rental review every 2½ years, and a right to cancel on six months' notice.

It is recommended that the Director of Legal Services be authorized to prepare a lease of Lots B and F of Lots 2 to 8, 17 to 20, 22 and 23, Block 270, D.L. 526, situated on Fifth and Sixth Avenues, East of Fir Street to Mor-Tex sales Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the agreement being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, NOVEMBER 30, 1979 (PROPERTIES: A9 - 2)

3. Sale of City-owned Property -
N/S 3500 Block East 47th Avenue

The Supervisor of Properties reports as follows:

"On November 6th, 1979, and under the authority of the Property Endowment Fund Board, the following-described City-owned lands were advertised for sale. Tenders were opened in public at 9:30 a.m., Monday November 26th, 1979.

It is recommended that the following offers to purchase, being in each case the highest offer received and representative of current market value, be accepted and approved under the terms and conditions established by Council.

Lots 98 and 99, NE $\frac{1}{4}$ D.L. 339, Plan 17883 - N/S 3500
Block East 47th Avenue
-Zoned RS1 - Single Family Dwelling District

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>
Hildebrand Con- struction Ltd.	98	45.5' x 154'	\$51,175.00	City terms at 16%
Sime Zunic	99	45.5' x 154'	\$50,050.00	Cash "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Offers to Lease (Prepaid) -
Locarno/Jericho Block 129

The Supervisor of Properties reports as follows:

"Under Council's authority, eight of the City-owned lots in the Locarno/Jericho area were advertised for lease and the public advised that bids would be received on the basis of a 60-year, pre-paid lease. Tenders were opened in public at 9:30 a.m. Monday November 26th, 1979.

It is recommended that the following offers to lease, being in each case the highest offer received and representative of current market value, be accepted and leases entered into; and that the lease documents be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and in accordance with the terms and conditions as generally set out in the Lease Specifications, and in the draft form of lease which was made available to prospective tenderers.

MANAGER'S REPORT, NOVEMBER 30, 1979 (PROPERTIES: A9 - 3)

Clause No. 4 Continued

" Lots D and E, Block 129, D.L. 540, Plan 17354; and
Lots F and G, Block 129, D.L. 540, Plan 17680
- Zoned RS-1 - Single Family Dwelling District

<u>Lessee</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Prepaid Amount</u>	<u>Terms</u>
Menkis Con- struction Ltd.	D	60' x 95'	\$77,800.00	City terms at 16%
Menkis Con- struction Ltd.	E	60' x 95'	\$72,200.00	City terms at 16%
Menkis Con- struction Ltd.	F	60' x 95'	\$78,100.00	City terms at 16%
			Subject to a Public Utilities Easement over east 3 metres.	
Menkis Con- struction Ltd.	G	60' x 95'	\$73,200.00	City terms at 16% "

The City Manager RECOMMENDS that the foregoing recommendation of
the Supervisor of Properties be approved.

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B

MANAGER'S REPORT

November 30, 1979

TO: Vancouver City Council
 SUBJECT: Orpheum Lobby Expansion
 CLASSIFICATION: RECOMMENDATION

The Director of Civic Buildings reports as follows:

"At its meeting of May 15, 1979, City Council approved ten recommendations concerning the Orpheum Lobby expansion, among them:

- The appointment of Architects;
- The establishment of a Users' Committee;
- Appropriation of funds to cover preliminary costs to an amount of \$400,000;
- The Director of Finance to report to Council before tender call on the total financing available, projected cash flow, and the need for interim financing.

The budget submitted to Council was \$2,500,000, comprising:

Sources:

Land	\$ 350,000	City Land	\$ 350,000
Architect's Fees	150,000	Private &	
Cost of Building	2,000,000	Users' Fee	750,000
	<hr/>	Province	1,000,000
		Restaurant	400,000
			<hr/>
			\$2,500,000

Since the cost of building and architect fees are interconnected, they can be combined and termed "construction cost". The budgeted construction cost was therefore \$2,150,000.

Preliminary design is now complete. Although Council requested a further report at the time of going to tender (about three months hence) on funding and cash flow, we are approaching Council at this time to seek approval for an increase in the budget. It was felt this question should be settled now, rather than risk major changes after completion of drawings.

After approval of the May, 1979 report, the Users' Committee immediately initiated a program of frequent meetings with the Architect until a satisfactory preliminary design was achieved near the end of last July. The task was especially challenging because of the particular difficulties in integrating the addition with the existing building, from the points of view of both architectural and physical connection, all hopefully within the established budget.

The Committee and the Architect are confident that due to the intensive effort of both parties, the design that has emerged is the best possible solution within the existing physical and economic constraints. A model and drawings illustrating the proposed addition will be on view in Committee Room No. 1 before the Council meeting.

..../2

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The design includes the following features:

- A new protected entrance is proposed on Smithe Street with good access for the handicapped. A new coat checking facility is located near this entrance;
- The existing lobby space is virtually doubled and, with the alteration of the Grand Foyer, crowding in the existing narrow spaces will be virtually eliminated;
- Washroom facilities for women will be doubled; those for men increased by 20 per cent. Washrooms for the disabled are increased from one to three, and will be available on two floors;
- The atmosphere will not conflict nor compete with the existing ornate design, but will complement it in a pleasing way;
- There will be access for disabled to three levels of the lobby;
- The proposed new mechanical system will bring both comfort and efficiency levels up to modern standards for both old and new lobby areas;
- The fire safety of the existing lobby will be upgraded;
- There will be space for leased premises, possibly a restaurant, at the basement level.

A new construction cost estimate has been prepared by quantity surveyors. Including a small contingency allowance, that estimate is now \$2,500,000--an increase of \$350,000 from the original estimate, which was based on a very preliminary proposal. The following are the major factors in the cost increase:

- Close to \$100,000 will be needed to upgrade the life safety of the existing lobby--a cost that was not foreseen at the time of the original estimate;
- Alterations to the existing Foyer, providing space where it is most critically needed, will enhance the effectiveness of the addition a great deal in proportion to the cost of about \$70,000 involved;
- Structural costs are higher than anticipated because of the complexity of floor levels required to blend with the existing situation;
- The allowance for inflation has increased due to a two month delay in the schedule.

The Committee and the Architect have searched for ways of reducing the costs by \$350,000, but have concluded that this can only be done by a significant reduction in the quantity or quality of the project, including:

- A substantial decrease in usable lobby space;

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- Alteration of finishes to a quality not in keeping with the function of the building;
- A substantial decrease in the quality of electrical and mechanical services.

The result of such reductions will be a building that may disappoint both Council and the public. For this reason, the Committee decided to approach Council at this stage to request approval for the present design and an increase in the budget.

It is recommended that Council:

Approve an increase of \$350,000 in the construction budget for the Orpheum Lobby extension to \$2,500,000 with the understanding that such approval means that the \$350,000 would come from the 1980 Supplementary Capital Budget."

The City Manager RECOMMENDS that the recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554

MANAGER'S REPORT

DATE: November 27, 1979

TO: Vancouver City Council

**SUBJECT: Advance Approval of 1980 Sewers Basic Capital Budget Funds for
Final Phase of Sewer Separation in the Broadway/Granville/Burrard/
16th Avenue - Area**

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The 1980 Sewers Basic Capital Budget has not been presented to Council for approval. However, in order to carry on with important pollution control work and maintain continuity in our sewer construction program, it is necessary to obtain approval of funding for a project in advance of the approval of the 1980 Capital Budget.

In 1978 work started on the first phase of sewer reconstruction and separation in the area bounded by Broadway, Burrard, 16th Avenue and Granville. The progress of construction has been faster than anticipated and Phase II (of 3 Phases) is nearing completion. Advance approval will permit work to continue virtually uninterrupted on Phase III (final phase) of this project and avoid the expense of moving men and equipment to a new site and then back again. The estimated cost of the final phase is \$900 000.

The foregoing work is part of the 1976-80 Capital Program.

Sewer capital funds do not require voter approval; therefore, Council's approval must include borrowing authority.

I recommend that \$900 000 be approved in advance of the 1980 Sewers Basic Capital Budget for the work described above and that borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 555

DATE November 28, 1979

TO: Vancouver City Council

SUBJECT: False Creek Community Facility-Granville Island

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

"Purpose

The purpose of this report is to recommend financing for the remaining one third of the budget.

Background

City Council, at its meeting on June 12, 1979 approved the location of the False Creek Community Facility in the former Tyee Building No. 79 on Granville Island, subject to a satisfactory lease agreement for the building, that the capital cost shall not exceed \$650,000 and that the funding of the Community Facility be as follows:

MIG funds	\$400,000
1978 Supplementary Capital	33,000
Recreational Facilities Grant	<u>217,000</u>
	\$650,000

with the expenditure of these funds being subject to report back to Council on detailed budgets and subject to approval of the RFAP Grant.

Approval by Council at its meeting on June 12, 1979 also covered the appointment of an architectural firm, Downs Archambault +Davidson Johnston, a policy for selecting a contractor by means of a curriculum vitae competition and the principle of a 'Joint Planning' management and operating agreement.

Since then, a contractor, Grantham Construction Ltd., has been selected and, has worked closely with the architects, False Creek Development Group, Park Board staff and representatives of the False Creek Community Association, in helping to produce a design which is satisfactory and is within budget.

The design of the building has been approved by the Granville Island Trust, approved by the Development Permit Board on October 29, 1979 and a Building Permit has been applied for.

The project cost established for this Community Facility is as follows:

Capital improvements to existing building	\$508,000
Simple ramp and floating dock	15,000
Furniture	47,000
Fees	30,000
Lease (prepayment over 60 years)	<u>50,000</u>
Total project cost	\$650,000

The contractor will guarantee the capital improvements at \$508,000 provided that construction can commence in early December, 1979.

Funding

As noted earlier in this report, expenditure of these funds (except the \$33,000 for fees approved as 1978 Supplementary Capital) are subject to report back to Council on detailed budgets and subject to approval of the RFAP Grant.

Unfortunately, the \$217,000 requested as a RFAP Grant was rejected by the Province.

We have investigated the possibility of reducing the capital budget by \$217,000 to \$433,000 but have concluded that the result would be inadequate to function as a useful Community Facility.

The alternatives are to either not go ahead with the project at this time or find additional sources of capital funding.

The False Creek Development Consultant and the False Creek Community Association believes that the reason for wanting the Community Facility is justified, in that it will provide an essential focus to cater to the social and passive recreation needs of the community, and strongly recommends searching for alternative sources of capital funds of one third of the total capital cost.

A report is being prepared by City staff for City Council to determine whether to appeal the rejected RFAP application for the False Creek project and all other City projects which were rejected or whether to apply again in 1980.

Meanwhile, the False Creek Community Association have applied separately to the Provincial Secretary for the one third funding of \$217,000 through the Lottery Fund. This application is currently being processed by the Province who have written indicating that it will be early in 1980 before a decision can be reached.

Another alternative source of funding is MIG, but there are currently insufficient MIG funds.

The problem is timing. As reported above, the appointed contractor is willing to hold his price provided that work can commence in early December, 1979, but before instructing the contractor to commence construction, we need to confirm a source of funding.

It is a RECOMMENDATION of this report that the interim source of funds for \$217,000 be Revenue Surplus pending final source of funds to be approved in 1980.

The advantage of this procedure is that construction can proceed under a contract which will bring the project to completion within budget and within an appropriate time scale of six months.

As construction proceeds, the alternative sources of funds will become known and a recommendation will be made to Council to approve the final source of funds in 1980, which would be either Provincial funding through RFAP or Lottery Fund or City funding through MIG and/or others.

Recommendations

The False Creek Development Consultant recommends that:

a) The source of funding for the False Creek Community Facility be approved as follows:

MIG funds	\$400,000
1978 Supplementary Capital	33,000 (previously approved)
Revenue Surplus	<u>217,000</u> (interim funding)
Total	\$650,000

b) The False Creek Development Consultant and Director of Finance report back on final source of funding for the \$217,000, when alternatives are known in 1980.

c) The False Creek Development Consultant be authorized to advise the contractor to commence construction as soon as the appropriate Building Permit is issued."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

November 29, 1979

TO: Vancouver City Council

SUBJECT: False Creek - Area 10 B -
Development Group and Consultant's Budget

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

"Purpose"

The purpose of this report is to recommend approval of the funding of the False Creek Development Group budget for 1979 for False Creek, Area 10 B to the extent anticipated by Council in March this year, and for funds for outside Consultants.

Background

City Council, at its meeting of August 1, 1978 dealt with False Creek, Area 10 B Concept Plan Refinements prior to a subsequent Public Hearing to adopt the Area Development Plan By-law for False Creek, Area 10 B.

During discussion about the Concept Plan Refinements, the Front End Expenditures were identified as follows:

	<u>Estimated Cost</u>
a) <u>City Costs</u> (to be recovered through all ground leases)	
1. Front End Costs to date	\$1,102,896
2. Retaining wall at promenade	568,835
3. Utilities	353,000
4. Streets	123,000
5. Promenade, Piazza, Walkways	327,500
6. Entry Park 1st Ave. and Fir Street	120,000
7. Land exchange	185,000
8. Consulting & development costs	300,000
9. Contingency	175,000
10. Utility relocation	30,000
11. Transit link	17,000
	<hr/>
	\$3,302,231

The Director of Finance pointed out that he was prepared to accept these estimates, noting that they do not include for provision of parking, which is to be separately funded by a developer or parking operator and recovered through lease or sale of individual parking stalls.

The estimates did not include any costs which may be required as a result of negotiation with National Harbours Board which were not known at that time but have now been estimated roughly at \$300,000 which is to be added to the City costs for recovery through the ground leases.

The City Engineer was satisfied with the figures but pointed out that some of the cost of road improvements required at 4th/Fir Street could be assessed to Area 10 B. This figure has now been estimated for Area 10 B as \$95,000, which will be found by reducing the contingency and by reducing the allowance for item 6 of City Expenses, related to the Entry Park at 1st/Fir Street.

The Director of Finance reported to the August 1, 1978 meeting that the front end costs to date of \$1,102,896 plus funds in the amount of \$285,000 had been spent or allocated and that he anticipated that the Property Endowment Fund could provide the remaining capital funds of \$2,000,000 plus.

The current status of the funding is as follows:

Total projected capital budget (City costs) \$3,602,231

Funding approved to date:

-Front end costs to date	\$1,102,896
-Consultant's fee for original scheme	40,000
-Consultant's fee-Conceptual Plan	50,000
-Road access to Parcel X	15,000
-Extra costs of foundations (Parcel X)	60,000
-Relocation of Western Outboard facilities	100,000
-Fees for preliminary Western Outboard scheme	10,000
-Street and utility work on adjacent piazza	30,000
-Street and utility work on adjacent street	20,000
-Sewer from 10 A (10 B share)	111,460
-Fees for refinements	<u>10,000</u>
Total approved to date	1,549,356

Funding requested in this report:

-Consulting fees	35,000
-False Creek Development Group	<u>50,000</u>
	85,000

Balance to be funded 1,967,875

b) Developer Costs (to be the responsibility of the Market Developer and to be confirmed by the Developer)

1. Edge conditions and liner	\$ 638,400
2. Excavation to create water	233,332
3. Weir to maintain low tide	205,000
4. Waterfront walkway, bridges & floats	99,800
5. Contingency & inflation water areas	<u>293,000</u>
	\$1,469,532

The market developer is satisfied and prepared to undertake the market components on the basis of these estimates and divisions of cost.

Ongoing Development

City Council at its meeting on June 12, 1979, authorized the False Creek Development Consultant to spend up to \$10,000 to achieve the refinements to the plan for Area 10 B, to be part of the Front End Expenditure budget, all of which is to be recovered through the ground leases.

The refinements referred to included simplifications and economies to the "islands" and "bays", revised entrance/exit requirements, changes in the site boundaries as a result of legal survey and possible changes to the shape of the National Harbours Board property.

The consultants have undertaken most of this work and the refinements appear to have produced more workable and possibly more economical solutions. Also, as a result of marketing and design investigations by Daon and the False Creek Development Group, there is a possibility of a simplification of the "island" concept, with consequent design and financial advantages in access, parking and edge conditions.

The objective will be for the False Creek Development Consultant to refine and update the estimates of the Front End Expenditures in accordance with refinements to the plan and, together with the Director of Finance, negotiate the land lease values with the market developer. The ground lease rates will be set to recover at least the City's Front End Expenditures.

Meanwhile, an agreement has been reached between Western Outboard Ltd. and a developer, Andre Molnar, to develop the relocated Western Outboard Ltd. property. This is planned in one phase rather than in the two states originally envisaged by Western Outboard Ltd. with construction to start in the Spring, 1980 and for completion in Spring, 1981.

CC 63-MLH-75

This time frame is entirely satisfactory, in fact better than had been anticipated by the False Creek Development Consultant.

The repercussions, however, are that the design work on the City's development in Area 10 B needs to be in an advanced stage later this year or early 1980, and amendments to the Area Development Plan may need to be made.

Within the anticipated development costs of Area 10 B, the total consulting and development budget is \$300,000 of which \$100,000 has been approved to date.

The False Creek Development Consultant, therefore, requests approval of the following:

Request

- A. Prior to the finalization of the design scheme and development budget, it is necessary to expend a further \$35,000 in fees. This work is intended to provide the level of detail design to finalize Front End Expenditures, provide the basis for a legal survey and the basis for detail Engineering streets and utilities work.
- B. The total approved 1979 operating budget for the Development Group is \$195,784. This work primarily relates to Phase 2 but also relates to Area 10 B. Last Spring it was recommended that \$50,000 of the funding of this budget be provided from Area 10 B. Action was not taken at that time to provide the funding, and it is now appropriate to fund the \$50,000 from the Area 10 B budget.

The source of funds for these two requests will be the Property Endowment Fund.

Recommendations

The False Creek Development Consultant recommends that:

- a) Consultant fees in the sum of \$35,000 be approved in advance of the capital budget for Area 10 B.
- b) Funding for operating expenses of the False Creek Development Group for 1979 which relate to Area 10 B, in the sum of \$50,000, be approved.

The Director of Finance advises that, if approved, the source of funds will be the Property Endowment Fund."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

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REPORT TO COUNCILISTANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

NOVEMBER 22, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 22, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
 Alderman Boyce
 Alderman Ford
 Alderman Kennedy
 Alderman Puil

CLERK TO THE
 COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. 7th Avenue Streetscape Improvement Project -
 Fairview Slopes Progress Report

The Committee considered a report of the City Manager dated November 1, 1979 (on file in the City Clerk's Office) regarding a 7th Avenue streetscape improvement project.

The report notes that the Fairview Slopes community carried out a survey in May, 1979 and identified three main concerns, namely: street appearance, availability of parking and through traffic. The community felt that there was an urgent desire to make progress with the streetscape design, therefore, a task force consisting of four residents were elected to represent the Community to work with a consultant, Planning and Engineering Departments.

The consultants, Rhone and Iredale Architects, have completed their study and their report is currently under review by the Community Task Force, Planning and Engineering Departments. A public meeting is still to be scheduled to present the scheme and cost implications to the community for approval. The community task force has expressed a strong desire to underground B.C. Hydro and B.C. Telephone services. This is presently being investigated by B.C. Hydro and B.C. Telephone, requiring an approximate six months detailed design period, after which City staff will require two months to review the undergrounding plan and make any necessary revisions to the streetscape design to suit the undergrounding requirements. Additional scheduling requirements of the local improvement process will result in anticipated construction implementation of the streetscape in the Spring of 1981.

RECOMMENDED

THAT the report of the City Manager dated November 1, 1979 be received.

Report to Council
Standing Committee of Council
on Planning and Development
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2. Kiwassa Land Use and Zoning

The Committee considered a report of the City Manager dated October 10, 1979 (on file in the City Clerk's Office) in which the Director of Planning reviews the existing zoning in relation to the long term planning goals for Kiwassa and proposes better methods of meeting these goals through amendments to the zoning.

The report details the existing situation with respect to:

- residential development
- light industrial development
- institutional uses
- Hastings Street development
- compatibility of industry and housing

Mr. D. Cornejo, Senior Area Planner, noted that there are three difficulties with the M-1 zoning that exist:

- There is a potential for large industrial buildings and potential noxious uses.
- An unfair situation exists with isolated lots.
- On Hastings Street a more logical zoning would be for general business/office type development with uses which relate to a major street.

The following policies were recommended for adoption:

Policy #1 -

The Kiwassa Neighbourhood continues to be designated as an area which contains a mixture of compatible industrial and residential uses.

Policy #2 -

In order to further stabilize the existing land use pattern in Kiwassa, the zoning of individual properties should continue to reflect the existing land use in each sub-area, with the exceptions noted in Policy 3.

Policy #3 -

The zoning of specified isolated properties should be changed, when the owners of those lots request such a change, to reflect the predominant land use within each sub-area.

Policy #4 -

The RT-3 Zoning Schedule should continue to apply to properties presently developed with residential uses in Kiwassa except as otherwise provided for in Policy #3.

Policy #5 -

Properties developed with industrial uses in Kiwassa (except as otherwise provided in Policy #3) should be zoned according to a schedule reflecting the existing low-rise buildings and the very light industrial character of the area, thus maintaining and reinforcing the existing compatibility between residential and industrial uses.

Report to Council
Standing Committee of Council
on Planning and Development
November 22, 1979

(I-3)

Clause No. 2 cont'd:

Policy #6 -

Industrial properties outside the N.I.P. boundaries for Kiwassa, but within the area generally considered part of the neighbourhood, be zoned according to the Schedule proposed in Plan Policy #5.

Policy #7 -

The zoning of the 1100 and 1200 blocks East Hastings should be reviewed within the context of the current study of general business districts in industrial areas and it should be changed to the type of zoning which is developed for these districts.

Mr. Cornejo noted that rezoning applications have been received for two residential properties (1245 and 1231-37 Frances St.) located within an industrial sub-area.

Since the property owners have initiated the request for rezoning, the Director of Planning supports approval of these applications, thereby removing the isolated lots which may serve as irritants to the predominant land use and in fact strengthening the stability of both types of land use within the sub-areas. The Kiwassa N.I.P. Committee has expressed opposition to approval of these rezonings as they feel the residential component in Kiwassa is in a precarious position at best, and therefore any reduction in the amount of residential land represents a chipping away at the whole and therefore a threat to the neighbourhood's stability.

Mr. Cornejo noted that the Planning Department is presently preparing several new industrial zoning schedules, one of which is intended to act as a buffer in areas where industry and housing are adjacent to each other throughout the City as well as preparing a "General Business" zoning, which will be applicable in several industrially zoned areas of the City, and which may be particularly appropriate for this portion of Hastings Street.

Mr. S. Fancy, Economic Development Manager, advised that since the proposed new industrial schedules are probably six months to one year away from enactment, it is premature to consider changing the boundaries of Kiwassa or the zoning on the 1100 and 1200 blocks of Hastings Street. He recommended that policies #6 and #7 be deferred until the new industrial zoning schedules have been presented to Council.

The Committee

RECOMMENDED

- A. THAT Plan Policies #1 to #7 be adopted as statements reflecting the land use plan for Kiwassa.
- B. THAT the Director of Planning be instructed to apply for the amendments to the Zoning and Development By-law as indicated in Policies 5, 6 and 7, at the earliest possible date.
- C. THAT the rezoning applications for 1245 and 1213-37 Frances Street be referred direct to Public Hearing.

Report to Council
Standing Committee of Council
on Planning and Development
November 22, 1979

(I-4)

3. Sites C and D - Strathcona

The Committee considered a letter dated November 8, 1979 from Mrs. B. Lee, President, Strathcona Property Owners and Tenants Association, forwarding their report dated November 6, 1979 entitled, "A Proposed Development for Sites C and D" (on file in the City Clerk's Office).

Mrs. Lee presented the development plan noting that on May 15th Council resolved that S.P.O.T.A. submit a development proposal for the site. The proposal would contain:

- 40 units of Strata Family Co-op Housing (freehold)
- 60 units of Non-Profit Family Co-op housing (leasehold)
- 20 units of Senior Co-op housing (leasehold)
- Self-supporting Community Service Facility consisting of a medical/dental clinic and an adult day care.

The density would be 30-40 dwelling units per acre of stacked townhouses with underground parking.

The Strathcona Property Owners and Tenants Association recommended that the report be adopted as a guideline for developments on Sites C and D, that they be approved as the overall developer for Sites C and D and that they be given a further six months to obtain necessary permits and proceed with development.

The Committee also had before them a report from the City Manager dated November 13, 1979 (on file in the City Clerk's Office) outlining the agreement in principle between S.P.O.T.A. and the Supervisor of Properties with respect to land price tenure and financing of a family housing proposal. In that report the Director of Planning indicates that as S.P.O.T.A.'s plan does not include any detailed architectural scheme of development, the concept of 30-40 units per acre can only be agreed to in principle.

The density proposed falls within the guidelines established for Sites C and D. Final approval of density will be dependent upon examination of the physical scheme of development. It should also be noted that the density should only be calculated based on that portion of the site devoted to housing, i.e., the space devoted to service facility would be subtracted from site area.

The Planning Department held discussions with persons interested in pursuing the development of an intermediate care facility. These persons were Mr. Harry Fan on behalf of the Villa Cathay Care Home Society and Mr. Ken Lee representing the Chinese Freemasons. In both instances these people were directed to discuss their proposals with the City of Vancouver Health Department to seek support for their proposals. To date, there has been no further information received in the Planning Department from the groups.

The S.P.O.T.A. submission has included the provision of a self-supporting Community Service Facility consisting of a medical/dental clinic and an adult daycare. In the Manager's Report of May 15, 1979 it was mentioned that the incorporation of such a facility might be worthwhile to consider. Again, the Director of Planning has not received any physical concept plan for the site and agreement for inclusion of such a facility can only be in principle.

Mr. K. Lee, Architect for the Chinese Freemasons Society, circulated a letter indicating that the Long Term Care Facilities Planning Committee supported the Society's proposal for an inter-

Report to Council
Standing Committee of Council
on Planning and Development
November 22, 1979

(I-5)

Clause No. 3 cont'd:

mediate care facility and the Society should contact S.P.O.T.A. to discuss the proposal and see how it fits into their comprehensive scheme. Also circulated was a letter from the Society to S.P.O.T.A. indicating the Society would like to work with S.P.O.T.A. to develop Sites C and D for the benefit of the community. He had not received a letter back from S.P.O.T.A. setting up a meeting to discuss the possible provision of intermediate care on Sites C and D.

The Committee noted that the Council resolution included a proviso for possible inclusion of 20% of the site for intermediate care. A member of the Committee indicated that hospitals are a Provincial responsibility -- if the intermediate care were developed on any other land the Province would have to pay full market value of the land.

The Committee agreed that the matter should be deferred for two weeks. In the interim the Director of Planning should chair a meeting of all involved parties to come up with the most appropriate plan for Sites C and D to best suit the long term goals of the Strathcona community.

Mr. R. Youngberg, Associate Director, Area Planning, noted that two weeks would not be enough time to report back to the Committee on details of land cost, density, etc., as the guidelines would change if there was other then family housing on the site. There are no actual plans developed on which to base decisions.

RECOMMENDED

THAT the Director of Planning chair a meeting of all involved parties with respect to the development of Sites C and D, with a report back to the Committee in two weeks time.

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The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S).....536

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

NOVEMBER 22, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 22, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Gerard
 Alderman Little
 Alderman Marzari (Clause 1 only)

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meetings of Thursday, November 1st and 8th, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION1. Status of Family Courts Project

As a result of a letter from City Council's Family Court Committee expressing delay over the start of construction by the Provincial Government of a new unified Family Courts Building, the Committee had before it for consideration a Manager's report dated October 24, 1979, on the status of the Family Courts project.

The report stated in part:

"The Provincial Government has not yet resolved which part of the Normal School site west of Cambie between 10th and 12th Avenues it proposes to use for the Family Courts project. Until this decision has been made, little work can proceed on the detailed planning necessary to support rezoning, development permit, and building permit applications. It should be noted that no rezoning or development permit application has yet been filed by the Provincial Government."

"The latest information from B.C.B.C. is that an evaluation report recommending the south site alternative has been completed by B.C.B.C. and transmitted to the Attorney-General with a request for an early response."

Appearing before the Committee on this matter were Mr. R. Viggers of the B.C. Buildings Corporation, Mr. B. Palmquist of the Attorney-General's Department, Mr. Patrick Graham of the City's Family Court Committee and Mr. J. Winsor of the City Planning Department.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
November 22, 1979

(II-2)

Clause No. 1 Continued

The Provincial representatives advised the Committee they have now reached agreement that the new courts building should be located on the northwest corner of the Provincial property west of Cambie between 10th and 12th Avenues. They estimated design for the new building should be finalized by January following which a cost estimate will be made and an application sent to the Provincial Treasury for the necessary funds.

Mr. Winsor of the Planning Department indicated the department prefers the southern portion of the site for the new building and pointed out that the southeast corner may have created traffic problems because of its close proximity to the busy intersection of 12th and Cambie.

Mr. Graham of the Family Court Committee reminded the Committee it had been advised last May by the Attorney-General that construction was to commence in August or September of this year and be completed in August of 1980. Mr. Graham added he has little faith in the scheduling proposed by the Provincial representatives and also pointed out that he has not yet been invited to any meetings of the Courts Users Committee which Provincial representatives had promised earlier this year they would do.

Mr. Palmquist of the Attorney-General's Department replied there had not been any meeting of the Users Committee in recent months and said Mr. Graham would be invited to attend future meetings of that committee.

Following discussion, it was

RECOMMENDED

THAT the Chairman of City Council's Community Services Committee write the Attorney-General and the Minister of Finance voicing concern over the delays in construction of a new Family and Juvenile Courts building and urging them to make provision for the new building in their budgets and to expedite the project.

2. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated November 14, 1979, in which the Director of Social Planning and the Medical Health Officer reported on the operation of the Immigrant Services Centre, 8165 Main Street, which serves the immigrant population with a full time staff of six persons: four funded by the Federal Employment and Immigration Commission and two health workers funded by the City.

The report pointed out that from January 1st to October 31st, 1979, the Centre provided counselling and other assistance to 7,439 persons, provided information over the telephone to approximately 29,000 persons and provided cultural orientation courses, citizenship classes, English classes, summer enrichment programs, health screening tests and immunization against diseases, prenatal classes and a child development program.

In 1979 the Federal Government contribution to the Centre's operating costs was \$85,681, while the City of Vancouver contributed \$69,980.

Continued

Report to Council

(II-3)

Standing Committee of Council on Community Services
November 22, 1979

Clause No. 2 Continued

The report went on to explain a shift in the funding arrangements with the following comments:

"In 1979, the Provincial Ministry of Labour was designated as the Department to have responsibility for immigrant services. Social Planning staff have had discussions with Ministry of Labour staff who have expressed interest in receiving a grant request for the Immigrant Services Centre for the fiscal year April 1st, 1980 to March 31st, 1981. The Management Coordinating Committee has agreed that the operating costs (formerly funded by the City of Vancouver) and the staff positions of Coordinator, Crisis Worker, Community Worker and Receptionist be included in one budget and this be submitted to the Settlement Branch of the Employment and Immigration Commission and the Provincial Ministry of Labour.

The request will be that the total budget be shared equally by the Commission and the Ministry.

Since the request to the Federal and Provincial Governments will be for funds commencing April 1st, 1980, the Social Planning Department is recommending that the City continue the funding of the operating costs for the three month period January 1st, 1980 to March 31st, 1980 with the expectation that the operation of the Centre, except for the two health positions, will be cost shared by the Federal and Provincial Governments as of April 1st, 1980.

In discussions with the Medical Health Officer for the City of Vancouver, it has been agreed that the Social Planning Department request a continuation of the public health nurse and the health aide interpreter for a three month period, January 1st to March 31st, 1980. The Medical Health Officer will evaluate the role of these two positions further and present a report to City Council in February regarding the total health needs of the immigrant population of the City of Vancouver. "

Appearing before the Committee on this matter were the City Medical Health Officer Dr. D. Kinloch and Ms. R. Shearer of the Social Planning Department.

Following discussion, it was

RECOMMENDED

- A. THAT City Council approve an extension of the full time public health nurse and health aide interpreter for a three month period, January 1st to March 31st, 1980, at a total cost of \$11,218.
- B. THAT City Council approve the City's absorbing operating costs of the Immigrant Services Centre for the period January 1st to March 31st, 1980, in the amount of \$8,311.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
November 22, 1979

(II-4)

Clause No. 2 Continued

- C. THAT City Council approve total funding of \$19,529 in advance of the City's 1980 operating budget.
- D. THAT the Medical Health Officer report to City Council in February 1980 on the status of the two health positions at the Immigrant Services Centre.
- E. THAT City Council endorse the Immigrant Services Society request to the Canada Employment and Immigration Commission and the Provincial Ministry of Labour for funding of the Immigrant Services Centre from April 1st, 1980 to March 31st, 1981.

The meeting adjourned at approximately 2:00 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 556

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

November 22, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 22, 1979, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Kennedy, Chairman
Alderman Harcourt
Alderman Rankin

ABSENT: Alderman Bellamy
Alderman Boyce

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of November 1, 1979 were adopted.

RECOMMENDATION

1. Pedestrian Crossing Conditions
on Hastings Street at Kamloops St

The Committee had for consideration a Manager's Report dated October 23, 1979, (on file) in which the City Engineer reported on a request sponsored by the Hastings Chamber of Commerce for a pedestrian crossing signal at the intersection of Hastings and Kamloops Streets.

The City Engineer reported the intersection was located in the Hastings East shopping area which had a heavy concentration of pedestrian and vehicular activity. However, signals were located one block east and west of Kamloops Street and there were marked cross-walks at Kamloops Street identifying heavy pedestrian crossing activity. Although the intersection had a measured index above warrant level Council's policy was that pedestrian signals should not be installed within two blocks of an existing signal, nor should they be located where heavy turning movements may interfere with the safe operation of the crossing. On this basis the pedestrian signal could not be recommended.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, addressed the Committee and advised commercial activity was quite intense in this area of Hastings Street. Traffic volumes of 2500 vehicles an hour made this one of the highest traffic corridors in the city and there was some concern that added controls in an area already deficient in capacity would encourage motorists to use residential streets. The signal would represent a further obstruction to through movements on Hastings.

Mr. L. Drage addressed the Committee on behalf of the Hastings Chamber of Commerce and referred to a petition containing approximately 5,000 signatures favouring the pedestrian signal. He questioned statements contained in the report and cited instances in the downtown area where there were traffic signals at every block. One even had a mid-block crosswalk between two traffic signals. Referring to the low accident rate, Mr. Drage suggested it was low because people were too scared to use the crossing. Shoppers and

cont'd.....

Part Report to Council
Standing Committee of Council
on Transportation
November 22, 1979

(III-2)

Clause No. 1 continued:

employees on the south side of Hastings were not using the community parking lot on the north side for the same reason and the lot was not getting maximum use. Business was on the upswing in the area - as much as 30% in the past year and a half. More shoppers were being attracted to the area and the pedestrian crossing was needed.

Members of the Committee ~~questioned~~ ^{occur} Mr. Rudberg on synchronization problems that could ~~accrue~~ with a sequence of three traffic signals a block apart. Mr. Rudberg advised rewiring would involve approximately \$5,000 in excess of the signal cost of approximately \$20,000. An illuminated overhead crosswalk sign would cost between \$1,000 - \$1,500.

RECOMMENDED

THAT an overhead pedestrian crosswalk signal be installed at the intersection of Hastings and Kamloops Streets.

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The meeting adjourned at approximately 4:05 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 22, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 22, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT:

Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK:

G. Barden

RECOMMENDATIONS

1. Capital Grant Request - Y.W.C.A.

The Committee considered a Manager's Report dated November 9, 1979 (previously circulated), wherein the Director of Finance reported on a request from the Y.W.C.A. for a capital grant of \$400,000 to upgrade and extend their existing building at 580 Burrard Street. The total projected cost for this work is \$1.2 million, and the request is for the City to contribute one-third of that amount. The balance of funding is anticipated from the Provincial Government Recreation Facilities Assistance Program - \$400,000, and the Y.W.C.A. internal funds - \$400,000.

The Director of Finance advised that if the Finance Committee considered a capital grant for these purposes, the recommended source of funding would be the Supplementary Capital Budget. However, as there is currently insufficient funds remaining in the unallocated 1979 Supplementary Capital Budget, it would be appropriate for this grant request to be considered in 1980 within the context of the 1980 Supplementary Capital Budget.

Ms. Cleta Herman, Y.W.C.A., attended the meeting and spoke to the Y.W.C.A.'s request.

During discussion, the Committee felt that the request should be approved in principle as a priority for 1980 and the Y.W.C.A. should submit a further report on background details and phasing in the project and scheduling the grant over a three-year period.

Following further discussion, it was

RECOMMENDED

THAT the grant request from the Y.W.C.A. for \$400,000 be approved in principle as a priority for 1980 and the Y.W.C.A. submit a further report as discussed.

Report of Standing Committee
on Finance and Administration
November 22, 1979

(IV-2)

2. Vancouver Playhouse Theatre Centre
- Grant in lieu of Rent

The Committee considered a Manager's Report dated November 9, 1979 (previously circulated), wherein the Director of Social Planning reported on the Vancouver Playhouse Theatre Centre's request for an additional grant of \$13,020 in lieu of rent to fund the theatre rental for an additional performance in 1979.

It was explained that in the summer of 1979 there were changes in the Board and in the management of the theatre company. The new Artistic Director, Roger Hodgman, and the new Managing Director, Misha Tarasoff, decided to add an additional production in the Fall of 1979 and the original intention was to cut back one production in the Spring of 1980. However, the public response has proved to be excellent and the Playhouse Theatre Centre has planned at least six productions in 1980 as well.

Mr. M. Tarasoff, Administrative Director, and Mr. M. Francis, Vice-Chairman, Council Committee on the Arts, attended the meeting and spoke to the request. They assured the Committee that they have no plans to increase their season beyond seven performances in the future.

Following further discussion, it was

RECOMMENDED

- A. THAT the civic grant to the Playhouse Theatre Centre for use of the Playhouse Theatre be increased by \$13,020 from \$59,850 to \$72,870 to fund the theatre rental for an additional production in 1979, the source of funding to be Contingency Reserve.
- B. THAT the total of the 1979 Playhouse Theatre rentals be established as the civic grant ceiling for the Playhouse Theatre Centre's future uses of the Playhouse Theatre.

3. Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1979

The Committee had for consideration the attached Manager's Report dated November 15, 1979, wherein the Director of Finance reported on the quarterly review of operating budget revenues and expenditures as at September 30, 1979.

The Committee discussed the merits of placing \$1,000,000 in a reserve for the Trade/Convention Centre, as opposed to placing it in the Capital Financing Fund.

The Committee also discussed the remaining funds in the Langara Golf Course purchase funds.

Report of Standing Committee
on Finance and Administration
November 22, 1979

(IV-3)

Clause No. 3 cont'd:

Following further discussion, it was

RECOMMENDED

- A. THAT the adjustments to the 1979 Revenue and Expenditure appropriations as set out in the Manager's Report dated November 15, 1979 be approved.
- B. THAT the increase in revenues over expenditures, estimated at \$3,533,351, be transferred to the Current Surplus on Operating Account, bringing the total in that Account to \$3,892,523.
- C. THAT \$1,000,000 be appropriated and allocated to the Reserve for the Trade/Convention Centre.
(Alderman Marzari opposed)
- D. \$2,392,523 be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of City of Vancouver Sewer and Water debentures, to avoid external financing.
- E. \$500,000 be appropriated and allocated to the U.S. Premium Liability Reserve.
- F. \$1,705,732 be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of City of Vancouver Sewer and Water debentures, to avoid external financing.

4. Additional Cultural Grant Request
- Festival Concert Society - \$500

This item was withdrawn at the request of the Festival Concert Society.

The meeting adjourned at approximately 4:45 p.m.

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